

## *Appendix C*

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## ENVIRONMENTAL SITE ASSESSMENT

*San Tomas Business Park  
2600 - 2880 San Tomas Expressway  
Santa Clara, California*

PREPARED FOR:

*Black Rock  
50 California Street  
San Francisco, California 94111*

ALLWEST PROJECT No. 25269.20  
November 14, 2005

PREPARED BY:

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## Environmental Site Assessment

*San Tomas Business Park  
2600 - 2880 San Tomas Expressway  
Santa Clara, California*

### I. EXECUTIVE SUMMARY

AllWest has completed an environmental site assessment of the San Tomas Business Park, 2600-2880 San Tomas Expressway, City of Santa Clara, County of Santa Clara, State of California. This assessment was performed in general accordance with the scope and limitations of ASTM E 1527-00. Any exceptions to or deletions from these practices are described in Section III of this report. AllWest visited the subject property on Tuesday, November 8, 2005.

*This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary may omit a number of details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.*

The subject property is located in a mixed office and commercial area of Santa Clara, California. It is sited on two roughly rectangular parcels of land comprising approximately 24.66 acres sloping gently to the north. The parcel is developed with a ten building suburban office park with approximately 475,665 square feet of net rentable area.

The office building shells were constructed circa 1981 and 1982. The certificates of occupancy for the office buildings were issued circa 1982 through 1985 following tenant improvements to the interiors. The office buildings have the addresses 2600, 2650, 2700, 2730, 2770, 2800, 2820, 2840, 2860 and 2880 San Tomas Expressway. The café building has the address 2772 San Tomas Expressway and was constructed circa 1995 replacing a battery storage shed. No further information was available from the property owner nor municipal agencies regarding this storage shed.

No hazardous materials are stored or used onsite other than non-regulated amounts of household type cleaners, water treatment chemicals, paints, hydraulic oil, roof cement, adhesives, thinner, flux, methanol, acetone and isopropyl alcohol used by tenants, property management and contractors at the property. AllWest noted two diesel fueled emergency generators and a 2,500-gallon diesel AST in a shelter immediately west of the Building 2; the generators and AST were installed circa 1999. No staining was noted on the generator's concrete pad. Five pad-mounted liquid-cooled transformers were noted on the property. The transformers are owned by the City of Santa Clara. No evidence of leaks, spills or fire was noted near the transformers. Based on the date of construction of the buildings, the transformers are considered non-PCB containing.

Each building is equipped with a hydraulic passenger elevator. No evidence of leaks from the equipment was noted. Based on the date of manufacture (1986), the elevator is not expected to use hydraulic fluids containing PCBs. Other than the emergency generators and associated AST described above, AllWest did not observe any physical evidence of USTs at the property, such as, vent pipes, fill ports, or fill covers.

The subject property is located in an area characterized by office and commercial developments. The subject property is bounded by the Central Expressway to the north, Walsh Road to the south; San Tomas Expressway to the east; and the channelized San Tomas Aquino Creek to the west.

The subject property is not a recorded source of soil or groundwater contamination. There is no evidence that the subject property's soil or groundwater have been contaminated based on review of regulatory agency files/lists and the site visit conducted by AllWest. There was no visual evidence, such as surface staining, spills or distressed vegetation, to indicate that the soil or groundwater have been impacted. Minor staining and spotting of the asphalt at the parking areas was noted caused by vehicles parked on the property.

A review of historical documents indicates the subject property was an orchard from at least 1954 to 1966 and was vacant and undeveloped from at least 1971 to 1981 and 1982 when the subject buildings were constructed. A small structure, possibly a house and outbuildings were present on the property's northeast quadrant from 1954 to at least 1966. No landfill activities, large scale hazardous materials storage or usage were noted on the subject property in any aerial photographs or historical documents.

To evaluate off-site environmental concerns, AllWest reviewed a site specific EDR report which searched agency lists/databases for recorded sites within the industry standard search radii. The property addresses were not identified on the searched databases. The agency database search found no recorded sites that may have impacted the subject property based on hydraulic gradient, site distance, regulatory status or contamination magnitude considerations.

## **II. SPECIFIC CONCLUSIONS AND RECOMMENDATIONS**

AllWest has conducted an industry standard environmental assessment of the subject property. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The current and surrounding land use of the site has a low potential to impact the property's soil and groundwater resources. Although AllWest identified a battery storage shed that preceded the current Café Building we have no data to suggest a release of hazardous materials occurred that should be an environmental concern.

The subject property was formerly in use as a fruit orchard and pesticides were likely applied to mitigate agricultural related concerns. The site was prepared for construction, soil dispersed, graded and entire site developed in the early 1980's. The subject property is covered entirely with either asphalt, office building or landscaped grounds. Considering these factors, *AllWest* assess the potential for soil or groundwater contamination at the site from historic land use activities as low.

No further investigation of the property is recommended.

### **III. SCOPE OF WORK AND LIMITATIONS**

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with AllWest's October 2005 proposal, with respect to property located at 2600-2880 San Tomas Expressway, Santa Clara, California. This assessment was performed in general accordance with the scope and limitations of ASTM E 1527-00, except as set forth in the proposal. The work conducted by AllWest is limited to the services agreed to with BlackRock Realty. No other services beyond those explicitly stated should be inferred or are implied.

The objective of this Environmental Site Assessment was to evaluate the subject property for potential recognized environmental concerns as outlined in the standards reference above. AllWest's professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in the location of the subject property at the time of our investigation. This warranty is in lieu of all other warranties, expressed or implied.

Our professional judgment regarding the potential for environmental impacts is based on limited data and our investigation was not intended to be a definitive investigation of contamination at the property. Unless specifically set forth in our proposal, the scope of work did not include groundwater, soil sampling or other subsurface investigations, a strict compliance audit of the property, or a review of the procedures for hazardous material use, waste storage or handling prior to disposal, or for personnel safety and health training and monitoring procedures, analyzes of radon, formaldehyde, lead paint, asbestos and other hazardous materials or indoor air quality, occupational health and safety or wetlands surveys.

By virtue of contract conditions, statute or regulation, AllWest has performed certain services for this project in light of various standard practices or standard guides (referenced herein) developed by the American Society for Testing and Materials (ASTM) or other, similar organizations. Because such standards are, of necessity, based upon a wide array of significant assumptions, AllWest has exercised professional judgement to accommodate the unique site, project, and client involved, clients' preferred risk management criteria, and AllWest's fundamental duty to preserve and protect public health, safety and welfare. Any questions in this respect should be addressed to AllWest.

Regarding any subsurface investigation, sampling undertaken or subsurface reports reviewed, our opinions are limited to only specific areas and analytes evaluated and AllWest will not be held accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized. AllWest does not warrant or guarantee the subject property suitable for any particular purpose, or certify the subject property as clean or free on contamination. As with any assessment, it is possible that past or existing contamination remains undiscovered.

The professional opinions set forth in this report are based solely upon and limited to AllWest's visual observations of the property and the immediate site vicinity, and upon AllWest's interpretations of the readily available historical information, interviews with personnel knowledgeable about the property, and other readily available information. Consequently, this report is complete and accurate only to the extent that cited reports, agency information and recollections of persons interviewed are complete and accurate.

The opinions and recommendations in this report apply to site conditions and features as they existed at time of AllWest's investigation. They cannot necessarily apply to conditions and features of which AllWest is unaware and has not had the opportunity to evaluate. Future regulatory modifications, agency interpretations, and/or policy changes may also affect the compliance status of the subject property. AllWest has made no attempt to address future financial impacts to the property (e.g., reduced property values) as a result of potential subsurface contaminant migration.

This Phase I Environmental Assessment was prepared for the sole and exclusive use of BlackRock Realty, the only intended beneficiary of our work. This Report is intended exclusively for the purpose outlined herein and the site location and project indicated and is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. The scope of services performed in execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of the user. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

# IV. ENVIRONMENTAL ISSUES MATRIX

2600-2880 San Tomas Expressway, Santa Clara, California

AltWest Project No. 25269.20

ON-SITE ISSUES	LOCATED	REGULATORY COMPLIANCE	MSDS	HAZMAT PERMITS	O&M PROGRAM	REPAIR	WITHIN ½ MILE	WITHIN 1 MILE	RECOMMENDED ACTION	REFER TO PAGE
55-Gallon Drums	No									
Above Ground Tanks	No									
Underground Tanks	No									
Evidence of Material Discharge/Release	No									
Transformers (PCBs)	No									
Hazardous Materials	No									
Hazardous Wastes	No									
Asbestos Fireproofing	OSW									
Asbestos Bulk Insulation	OSW									
Asbestos Walls & Ceilings	OSW									
Asbestos Floors	OSW									
Air Quality Issues	No									
Radon	No									
Historical Contamination	No									
OFF-SITE ISSUES										
CERCLIS/NPL Sites	Yes							X	None	15, 16
RCRA TSD Facilities	Yes						X		None	16, 17
DTSC CalSites/Toxic Pits	Yes							X	None	17
SLIC List	Yes						X		None	18
LUST	Yes						X		None	18
Sensitive Ecological Areas	Yes						X		None	11

NOTES: OSW - Out of Scope of Work



## **V. SURVEY FINDINGS**

### **A. GENERAL INFORMATION**

1. **PROPERTY ADDRESS:** The subject property is located at 2600-2880 San Tomas Expressway, City of Santa Clara, County of Santa Clara, State of California. The site location is shown in Figures within the attached EDR report contained in Appendix A.
2. **ASSESSOR'S PARCEL NUMBER:** According to the County of Santa Clara Assessor's office, the subject property is located on two parcels which are identified with the assessor's parcel numbers (APNs) 224-11-065 and 224-11-066.
3. **ZONING:** According to the City of Santa Clara Planning and Inspection Department (SCPID), the property is zoned ML (Light Industrial). The surrounding properties are similarly zoned.
4. **FACILITY/SITE DESCRIPTION:** AllWest visited the subject property on Tuesday, November 8, 2005. AllWest was accompanied for the site visit by Mr. Tom Hesselbein, CB Richard Ellis Chief Engineer, and Mr. Noe Bacquez, CB Richard Ellis property engineering staff.

The subject property is located in a mixed office and commercial area of Santa Clara, California. It is sited on two roughly rectangular parcels comprising approximately 24.66 acres of sloping gently to the north. The parcel is developed with an office park consisting of ten office buildings and one café building.

The buildings are comprised of a total of 475,665 square feet of net rentable area leased to the following tenants:

<u>Addresses</u>	<u>Lessee</u>
2600 San Tomas Expressway	Digital Networks (with the subtenant Lumenare)
2650 San Tomas Expressway - Suite 100	Bay Area Internet Solutions
2650 San Tomas Expressway - Suite 200	Nasada Corporation (currently vacant)
2700 San Tomas Expressway	Vacant
2730 San Tomas Expressway - Suite 100	Parametric Technology
2730 San Tomas Expressway - Suite 200	Edgewater Networks
2730 San Tomas Expressway - Suite 210	Ariba (occupied by Xceive)
2770 San Tomas Expressway	Entrisphere
2772 San Tomas Expressway	Mozart Café
2800 San Tomas Expressway	Akamai Technology
2820 San Tomas Expressway	Extreme Networks (occupied by Foveon)
2840 San Tomas Expressway	Edify
2860 San Tomas Expressway	Akamai Technology
2880 San Tomas Expressway	Vacant

According to the building permits from the City of Santa Clara, the office building shells were constructed circa 1981 and 1982. The certificates of occupancy for the office buildings were issued circa 1982 through 1985 following tenant improvements to the interiors. The office buildings have the addresses 2600, 2650, 2700, 2730, 2770, 2800, 2820, 2840, 2860 and 2880 San Tomas Expressway. The Café Building was constructed circa 1995 replacing a battery storage shed.

There is a storage container on the property along the western property line use by property management for storage of equipment and maintenance chemicals and materials.

5. **CURRENT USE OF PROPERTY:** The parcel is developed as a suburban office park comprised of ten office buildings, a small building housing, a café, parking lots and landscaping. The building footprints occupy approximately 20 percent of the property.
6. **HISTORICAL USE OF PROPERTY:** Historical documents in the form of aerial photographs, Sanborn Fire insurance maps, topographic maps, city directories, and building records were reviewed by AllWest to evaluate past onsite land use.

Historical aerial photographs from 1954 to 2005 were obtained from Pacific Aerial Surveys of Oakland, California and from the [terraserver.microsoft.com](http://terraserver.microsoft.com) website. Sanborn Fire Insurance Maps researched by EDR. City directories were researched at the City of Santa Clara Public Library. Building department records were reviewed at the SCPID.

The 1954 aerial photograph shows the property was occupied by orchard trees; a small group of structures (a house and outbuildings?) was present on the northeastern quarter of the property fronting the road that pre-dated the Central Expressway. No changes in the use of the subject property from 1954 were apparent in the 1960 and 1966 aerial photographs. By 1971, the orchards trees and buildings on the property were gone, the property was fallow and undeveloped. The central and San Tomas Expressways were built north and east of the property, respectively. A driveway entry ramp from the San Tomas Expressway to the center of the property was present. No changes in the use of the property from 1971 were apparent in the 1980 aerial photograph.

The 1984 aerial photograph shows the ten office buildings were constructed on the property. A small structure was present in the current location of the Café Building. No changes in the use of the property from 1984 were apparent in the 1988 and 1993 aerial photographs. By 1994, the Café Building was constructed replacing the previous small structure. No changes in the use of the property from 1994 were apparent in the 1999 aerial photograph. The 2004 aerial photograph shows the emergency generator shelter west of Building 10 was constructed. No changes in the use of the property from 2004 were apparent in the 2005 aerial photograph. No above ground storage tanks or any large scale hazardous materials storage or usage were visible on the subject property in the historical photographs.

Building permit records for the subject property were requested from the SCPID. The permits for the construction of the subject buildings were obtained in 1981 and the construction of the building shells was finalized in 1982. The certificates of occupancy for the subject buildings were issued between 1982 and 1985 as the tenant improvements to the building shells were completed.

City directories from 1940 to 2004 were available at the Santa Clara Public Library. San Tomas Expressway and the subject property were not listed in the 1940 to 1960 directories. The 1963 through 1973 city directories listed San Tomas Expressway, but no occupants of addresses along San Tomas Expressway were listed. The 1980 city directory did not list San Tomas Expressway. The property is listed in the 1985 city directory with several tenants:

2650 San Tomas Expressway	Imagen
2800 San Tomas Expressway	Tandem Computers
2840 San Tomas Expressway	Cambridge Instruments, Matra Design Systems, Matra Technology and Softguard Systems

The tenants of the property in 1990 were listed as:

2600 San Tomas Expressway	XXXX
2650 San Tomas Expressway	Imagen, Laser Connection, QMS
2700 San Tomas Expressway	Intel Sales
2800 San Tomas Expressway	Tandem Computers
2820 San Tomas Expressway	Tandem Computers
2840 San Tomas Expressway	Information Chip Systems, Intergraph Electronics, Silicon System Design
2860 San Tomas Expressway	Tandem Computers
2880 San Tomas Expressway	Astec, Lucid Information Systems

In the 1995-1996 city directory the tenants of the property were listed as:

2600 San Tomas Expressway	XXXX
2650 San Tomas Expressway	QMS
2700 San Tomas Expressway	XXXX
2730 San Tomas Expressway	Sunrise Test Systems
2770 San Tomas Expressway	S3 Inc.
2772 San Tomas Expressway	George's Deli
2800 San Tomas Expressway	Rational
2820 San Tomas Expressway	Not listed
2840 San Tomas Expressway	XXXX
2860 San Tomas Expressway	XXXX
2880 San Tomas Expressway	Adventist America, Takeda Raken Am Inc., Taxan USA Corporation

The tenants of the property listed in the 2000-2001 city directory were:

2600 San Tomas Expressway	EDS Evaluation Lab
2650 San Tomas Expressway	Flycase Communication, Interlude Systems Corporation, Verro Inc., Whirlnet Development and Consultants
2700 San Tomas Expressway	XXXX
2730 San Tomas Expressway	Not listed
2770 San Tomas Expressway	Not listed
2772 San Tomas Expressway	George's Deli
2800 San Tomas Expressway	Rational Software
2820 San Tomas Expressway	Not listed

2840 San Tomas Expressway	Edify
2860 San Tomas Expressway	Planetary Networks
2880 San Tomas Expressway	XXXX

The 2004 city directory listed the following as the tenants of the property:

2600 San Tomas Expressway	Digital Networks
2650 San Tomas Expressway	Broad Daylight, Caravan Electronic Publishing, NASSDA
2700 San Tomas Expressway	Virata
2730 San Tomas Expressway	Alliente, Edgewater Networks, Parametric Technology Corporation, Transhare Inc.
2770 San Tomas Expressway	XXXX
2772 San Tomas Expressway	George's Deli
2800 San Tomas Expressway	XXXX
2820 San Tomas Expressway	Not listed
2840 San Tomas Expressway	Edify
2860 San Tomas Expressway	XXXX
2880 San Tomas Expressway	Air Broadband Communication, Teros

EDR stated that no Sanborn map coverage exists for the subject property. The lack of these historical records is not anticipated to affect the historical property usage review as other records were used to document the site history.

In summary, review of historical documents indicates the subject property was undeveloped or used for orchards from at least 1954 to 1981. The existing office buildings were constructed circa 1981 and 1982. No landfill activities, large scale hazardous materials storage or usage were noted on the subject property in any historical photographs or documents.

7. **CURRENT USE OF SURROUNDING PROPERTIES:** The subject property is located in an area characterized by office and commercial developments of Santa Clara, California. The subject property is bounded by the Central Expressway to the north, Walsh Road to the south; San Tomas Expressway to the east; and the channelized San Tomas Aquino Creek to the west.

No large scale quantities of hazardous materials or businesses that typically use hazardous materials were observed on the adjacent properties.

8. **HISTORICAL USE OF SURROUNDING PROPERTIES:** AllWest reviewed the previously referenced aerial photographs, city directories, and historic topographic maps to assess the historic land use in the immediate site area.

The 1954 through 1966 aerial photographs showed the adjacent properties as orchards or undeveloped land. By 1971, the Central and San Tomas Expressways were constructed immediately north and east of the property, respectively. A large building was constructed east of the property across the San Tomas Expressway, and a light industrial type building was constructed west of the property among orchard trees. The 1980 aerial photograph shows Walsh Road was constructed south of the property, and the business park across Walsh Road from the property was built. The light industrial building to the west was enlarged, and an additional light industrial type building was constructed to the west near Walsh Road.

No changes in the uses of the adjacent properties from 1980 were apparent in the 1980, 1988, 1993 and 1994 aerial photographs. The 1999 aerial photograph shows an office building was constructed to the east near the Central Expressway replacing a parking lot. An additional light industrial type building was constructed west of the property. By 2004, the large building east of the property was replaced by a complex of four office buildings. No changes in the uses of the adjacent properties from 2004 were apparent in the 2005 aerial photograph. No above ground storage tanks or any large scale hazardous materials storage or usage were visible on the adjacent properties in the historical photographs.

The 1940 through 1973 city directories did not list addresses for the adjacent properties. The 1980 through 2004 city directories listed the office park addresses to the south and west. The 1985 city directory also listed Memorex along San Tomas Expressway but no address number was provided; based on AllWest's experience in the area, Memorex was located east of the property across San Tomas Expressway. By 2004, Nvidia was present east of the property across San Tomas Expressway.

9. PREVIOUS REPORTS: AllWest was provided with a copy of the 2004 Real Estate Advisory LLC (REA) Phase I ESA.

In 2004, REA performed a Phase I ESA of the subject property. As part of the Phase I ESA, REA evaluated the history of the property, the physical characteristics of the property, current property conditions, the use of hazardous materials onsite and an environmental database report of the property and nearby sites of possible concern. REA did not identify RECs for the property associated with the history of the property, onsite operations, or adjacent properties. REA recommended no further action for the property.

## **B. PHYSICAL CHARACTERISTICS**

1. TOPOGRAPHY: The subject property is generally level, lies at an approximate elevation of 40 feet above mean sea level (MSL), according to the USGS topographic map (San Jose West, California, Quadrangle, 1980). The area topography generally slopes to the north.
2. SOIL: The business park is covered by the subject buildings, landscaping and parking lots; no soil is exposed except for brown silty loam in the landscaping beds. No staining of the ground surface was noted, except for minor automotive related staining noted in the parking lots.
3. VEGETATION: The parking lots and subject buildings are surrounded by professionally maintained landscaping. No distressed vegetation was noted.
4. GEOLOGY: AllWest reviewed the 1994 USGS map *Quaternary Geology of Santa Clara Valley, Santa Clara, Alameda, and San Mateo Counties, California*. According to this map, the property is underlain by the Holocene aged flood basin and levee deposits.

5. **HYDROLOGY:** AllWest reviewed the 2003 *Bulletin 118 – California's Groundwater* prepared by the California Department of Water Resources. According to this report, the Property is located in the Santa Clara Subbasin of the Santa Clara Valley Groundwater Basin. The depth to groundwater and groundwater flow direction at the property is not known.

Surface water flow generally follows the topography on the subject property towards the storm drains located in the paved parking areas and in the landscaping. There are no wells, above ground water tanks or water reservoirs at the subject property. The property does not fall under requirements of the National Pollutant Discharge Elimination System (NPDES).

## **C. NATURAL HAZARDS**

1. **SEISMIC:** Based on available geologic literature, no active fault traces traverse the subject property. No major faults are located within one-mile of the subject property. The primary seismic hazard for this property is strong ground motion induced by earthquakes generated along active faults within the region. According to the SCPID, the property is not located in an earthquake study area.
2. **RADON:** Outgassing of radon has not been identified as a problem in the City of Santa Clara or in Santa Clara County. According to the US EPA Map of Radon Zones for California, Santa Clara County is located in Zone 2 which depicts soils expected to have radon levels of between 2.0 and 4.0 pico curies per liter of air (pCi/l). The level above which the US EPA recommends that action be taken to reduce radon levels is 4.0 pCi/l.
3. **SENSITIVE ECOLOGICAL AREAS:** Sensitive ecological areas include wetlands, rivers or creeks, marsh areas, and land dedicated for open space. No wetlands, rivers or creeks, marsh areas are located on or adjacent to the subject property, except for San Tomas Aquino Creek located immediately west of the property.
4. **FLOODING:** According to the SCPID and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel #0603500003D, dated January 20, 1999, the property is located in Zone B.

Zone B is a flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No Base Flood Elevations or depths are shown within this zone.

5. **MASS WASTING:** No physical evidence of mass wasting, such as landslides or ground subsidence, was observed at the subject property.
6. **MOLD:** No visual or olfactory evidence of mold was noted at the subject property or water damage. The site contact and the tenants did not report problems with mold or water damage at the property.

**D. SITE CHARACTERISTICS**

1. **PARKING:** The property has parking lots for the subject buildings.
2. **ROADWAYS:** The subject property is accessed via off ramps from Central Expressway from the north, San Tomas Expressway from the east and Walsh Road from the south.
3. **FENCING:** There is fencing separating the property from its northern and western adjacent properties.
4. **STORAGE:** No exterior storage areas were noted at the subject property, except for a storage container along the western property line used by property management for storage of materials.
5. **EASEMENTS:** There are no known easements at the property except for public utilities.
6. **WELLS:** No wells are located on the subject property.
7. **SUMPS:** There are no sumps located on the subject property.
8. **DITCHES:** There were no ditches observed at the subject property.
9. **CATCH BASINS:** No catch basins were observed at the subject property.
10. **PONDS:** No ponds or bodies of water are located at the subject property.
11. **SEWAGE SYSTEM:** The onsite sewage system is connected to the local municipal sewer system.
12. **POTABLE WATER SYSTEM:** There are underground water lines at the property. Potable water is provided to the property by municipal sources. AllWest reviewed the City of Santa Clara's 2005 Water Quality Report, and the quality of the drinking water supplied to the property meets all local, state and federal guidelines.
13. **WASTE WATER SYSTEM:** No waste water system was observed at the subject property, other than the sanitary sewer system. The property is connected to the municipal sanitary sewer system. According to the City of Santa Clara, there are no permits for industrial waste discharge at the subject property.
14. **POWER DISTRIBUTION SYSTEM:** Electricity is provided to the property by the City of Santa Clara, and natural gas is provided to the property by the Pacific Gas and Electric Company (PG&E). Five pad-mounted transformers owned by the City of Santa Clara were noted on the property. The PCB content of the transformers was not marked on them, but based on the dates of development (1981-1982) of the subject property, the transformers are considered non-PCB containing and are, therefore, not considered a risk to the property. Several dry chemical transformers were noted in the subject buildings; based on their nature, they are not expected to contain PCBs and are not an environmental risk to the property.

**E. HAZARDOUS MATERIALS IN THE FACILITY AND OPERATIONAL SYSTEMS**

1. **BUILDING STRUCTURE:** Ten two-story office buildings comprising 475,655 square feet of net rentable area are located on the property. The office building shells of concrete tilt up and slab on grade constructed circa 1981 and 1982. A smaller building housing a small café is located on the property west of Building 5 which was constructed circa 1995. The buildings occupy approximately 20 percent of the property.
2. **BUILDING MATERIALS:** The building interiors are finished with drywall, acoustical ceiling tiles, vinyl flooring and vinyl baseboards. The exterior wall are finished with textured paint. The roofs are surfaced with tar and paper in the wells for the HVAC equipment, and terra cotta tiles on the outer slope roofs. Based on the construction of the building shells in 1981 and 1982 and the subsequent tenant improvements, it is unlikely lead based paints are present on the property. Based on the property's construction date an asbestos survey was not performed as part of our assessment.
3. **ELECTRICAL SYSTEMS:** The building's electrical system generally consists of indoor wiring, switches, and lighting fixtures.
4. **MECHANICAL/PLUMBING SYSTEMS:** The mechanical and plumbing systems at the subject property include both the cold and hot water systems.

Each building is equipped by a hydraulic passenger elevator. Based on the dates of the subject property's development (1981-1982), the hydraulic fluids are considered non-PCB containing and do not, therefore, pose an environmental risk to the property.

Small compressors are located on the building roofs as part of the HVAC system; no staining was noted on the roofs near the compressors. Based on the date of development, the compressors are not expected to contain PCBs and are not expected to pose an environmental risk for the property.

5. **HVAC SYSTEMS:** The HVAC systems for the subject buildings consist of roof mounted packaged units on the roof of each building. Hot water is supplied by gas water heaters located in the mezzanine mechanical rooms. Additional HVAC equipment is present in shelters adjacent to Buildings 1 and 2.
6. **BUILDING EQUIPMENT:** No building equipment is present at the property.
7. **INDUSTRIAL EQUIPMENT:** No industrial equipment was present at the subject property.

**F. TOXIC, INFLAMMABLE MATERIALS, COMPRESSED GASES, AND PETROCHEMICALS**

1. **MANUFACTURE/USE:** The buildings are occupied by several businesses for offices, research & development and shipping & receiving. Some minor assembly of electrical components is performed. The use of toxic or inflammable materials and petrochemicals requiring regulatory agency notification was not observed on the subject property during AllWest's site visit. SCFD records confirm manufacturing is not performed onsite.



The Santa Clara Fire Department (SCFD) had limited records regarding hazardous materials use at the subject property; the only items in the files for the property were a 1999 installation permit and hazardous material business plan for the 2,500-gallon diesel AST at Building 2.

2. **STORAGE:** Small non-regulated amounts of hazardous materials such as household type cleaners, water treatment chemicals, paints, hydraulic oil, roof cement, adhesives, thinner, flux, methanol, acetone and isopropyl alcohol were used by tenants, property management and contractors at the property. The majority of the materials are stored in flammable storage cabinets at Edify and Foveon. A small flammable storage cabinet is located in the storage container used by property management. No pesticides or herbicides were noted on the property. No radioactive materials were noted on the property. No evidence of leaks or spills was noted at the property in the areas where the materials are used and stored.

AllWest noted two diesel fueled emergency generators in a shelter immediately west of Building 2. There is a 2,500-gallon diesel AST for the generators in the shelter. No evidence of leaks or spills from the generators or AST was noted.
3. **DISPOSAL:** No evidence of on-site disposal of toxic, inflammable or hazardous materials was observed at the subject property.
4. **UNDERGROUND STORAGE TANKS:** No evidence of underground storage tanks (USTs), such as vent pipes and fill ports, were observed at the subject property. No records of USTs were found in the files at the SCFD.
5. **ABOVE GROUND STORAGE TANKS:** As noted above, there was one 2,500-gallon diesel above ground storage tanks (ASTs) observed at the property. According to SCFD files, the AST was installed circa 1999.

#### **G. POLLUTION SOURCES, CONTROLS, AND TREATMENT**

1. **AIR:** The subject property has not been recorded as a source of air pollution by any regulatory agency. No olfactory evidence of potential air pollution sources was noted at the property during the site inspection.
2. **SOIL AND GROUNDWATER:** The subject property is not a recorded source of soil and groundwater contamination. There is no evidence that the site soil and groundwater have been contaminated by site activities.
3. **SOLID WASTE:** Solid wastes are currently generated at the property and are stored in dumpsters located in several enclosures on the property. The wastes are picked up regularly by waste haulers. No evidence of on-site solid waste disposal was observed at the property.
4. **HAZARDOUS WASTE:** Hazardous wastes were not generated at the property. No evidence of hazardous waste disposal at the property was observed during the site inspection. No biohazardous or infectious wastes are generated at the property.

## H. OFF-SITE ENVIRONMENTAL CONCERNS

To address off-site environmental concerns, AllWest contracted the services of Environmental Data Resources, Inc (EDR). The purpose of the records search was to assess the potential presence of hazardous substance contamination at the subject property as a result of activities conducted on the subject property and properties within the ASTM designated search distances. A list of state and federal regulatory databases searched, summary of findings, and detailed records are presented in Appendix A.

The subject property is not listed on the regulatory databases.

One hundred and nineteen regulatory listed sites were identified by EDR as being within the approximate minimum search distance from the subject property. These sites are listed in Appendix A and their respective locations identified by number in Appendix A's Figures. Some map locations shown on the Figures refer to more than one site, and some sites are listed multiple times in the EDR report. EDR listed three orphan sites (sites whose address is poorly inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distance. However, AllWest used other sources of information, when possible, to locate and evaluate the orphan sites listed by EDR, and no orphan sites are believed to be located within the search radius. The sites identified by EDR are tabulated below.

**Table 2**  
**Regulatory Database Search Summary**

Regulatory List	Search Radius	Number of Sites
NPL	1 mile	4
CERCLIS	½ mile	3
RCRIS-CORRACTs	1 mile	3
RCRIS-TSD	½ mile	1
CalSites-AAW	1 mile	None
CalSites-ASPIS	1 mile	4
Toxic Pits	1 mile	None
State Landfills	½ mile	None
SLIC	½ mile	5
LUST	½ mile	3
ERNS	Site	None
RCRIS Generators	Site & adjacent	3
Registered USTs (UST)	Site & adjacent	None
HAZNET	Site	None

## 1. National Priority List (NPL)

The NPL is an U.S. Environmental Protection Agency (USEPA) database listing of the United States worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between the U.S. EPA and potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current U.S. EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP). The NPL list is dated July 2005. The search radius for NPL is one-mile.

The subject property is not listed on the NPL. Four NPL sites are located within one-mile of the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Intel Corporation</i>	<i>2880 Northeastern Parkway</i>	<i>1,650 feet WNW</i>	<i>Cross- to downgradient</i>
<i>Synertek</i>	<i>3050 Coronado Boulevard</i>	<i>2,500 feet NW</i>	<i>Cross- to downgradient</i>
<i>Applied Materials</i>	<i>3050 Bowers Avenue</i>	<i>3,700 feet WNW</i>	<i>Cross- to downgradient</i>
<i>Intel Magnetics</i>	<i>3000 Oakmead Village Drive</i>	<i>4,200 feet WNW</i>	<i>Cross- to downgradient</i>

Based on their distances from the property and their cross- to downgradient locations, these sites are not expected to impact the property.

## 2. Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)

The CERCLIS (Active) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS report also contains financial information from the SCAP. The CERCLIS list is dated September 2005. The search radius for CERCLIS is ½ mile.

The subject property is not listed on CERCLIS. There are three CERCLIS sites within ½ mile of the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Intel Corporation</i>	<i>2880 Northeastern Parkway</i>	<i>1,650 feet WNW</i>	<i>Cross- to downgradient</i>
<i>Synertek</i>	<i>3050 Coronado Boulevard</i>	<i>2,500 feet NW</i>	<i>Cross- to downgradient</i>
<i>Integrated Device Technology</i>	<i>3001 Steiner Way</i>	<i>1,900 feet NNW</i>	<i>Downgradient</i>

Based on their distances from the property and their cross- to downgradient locations, these sites are not expected to impact the property.

### **CERCLIS Archive -No Further Remedial Action Planned Sites**

The No Further Remedial Action Planned report (NFRAP) database, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Active database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

The search radius for NFRAP is the subject property. The subject property is not listed on NFRAP.

### **3. Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action (CORRACTS) Facilities**

The RCRIS CORRACTS contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the CORRACTS:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by Federal and state agencies;
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties; and
- Information pertaining to corrective actions undertaken by the facility or U.S. EPA.

The CORRACTS list is date June 2005. The search radius for CORRACTS is one mile.

The subject property is not listed on CORRACTS. There are three CORRACTS sites within one mile of the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Bayday Chem</i>	<i>2096 Walsh Avenue</i>	<i>1,800 feet ESE</i>	<i>Crossgradient</i>
<i>Zeta Laboratories</i>	<i>3265 Scott Blvd</i>	<i>2,800 feet N</i>	<i>Downgradient</i>
<i>Teledyne Wireless</i>	<i>3251 Olcott Avenue</i>	<i>3,000 feet N</i>	<i>Downgradient</i>

Based on their distances from the property and their cross- to downgradient locations, these sites are not expected to impact the property.

### **4. Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities**

The RCRIS-TSD is an U.S. EPA listing of facilities that were permitted under RCRA to perform on-site treatment, storage, or disposal of hazardous wastes. The sites listed in RCRIS-TSD do not necessarily pose an environmental threat to the surrounding properties because the TSD permit imposes stringent monitoring and reporting requirements. The following information is also included in the RCRIS TSD database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by federal and state agencies; and
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties.

The RCRIS-TSD list is dated August 2005. The search radius for RCRIS-TSD is ½ mile.

The subject property is not listed as a RCRIS-TSD facility. There is one RCRIS-TSD site located within ½ mile of the subject property.

The site, Bayday Chem at 2096 Walsh Avenue, is located approximately 1,800 feet east-southeast, crossgradient, of the property. Based on its distance from the property and its crossgradient locations, this site is not expected to impact the property.

#### 5. CalSites Active Annual Workplan (AAW) Sites

The CalSites-AAW is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste sites that are included in the DTSC Active Annual Workplan (AAW) program. The CalSites-AAW list is dated August 2005.

The search radius for CalSites-AAW is one mile. The subject property is not listed on CalSites-AAW. There are no CalSites-AAW sites located within one mile of the subject property.

#### 6. CalSites ASPIS Sites

The CalSites-ASPIS list is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste sites that are potential or confirmed hazardous substance release properties. The CalSites-ASPIS list is dated August 2005. The search radius for CalSites-ASPIS is one mile.

The subject property is not listed on CalSites-ASPIS list. There are four CalSites-ASPIS sites located within one mile of the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Santa Clara Bldg 3</i>	<i>2880 Northwestern Pkwy</i>	<i>1,700 feet WNW</i>	<i>Cross- to downgradient</i>
<i>Synertek</i>	<i>3050 Coronado Blvd</i>	<i>2,800 feet NW</i>	<i>Down- crossgradient</i>
<i>SCR-Applied</i>	<i>3050 Bowers</i>	<i>3,400 feet WNW</i>	<i>Cross- to downgradient</i>
<i>Certainteed</i>	<i>2885 Lafayette Street</i>	<i>5,000 feet E</i>	<i>Crossgradient</i>

Based on their distances from the property and their cross- to downgradient locations, these sites are not expected to impact the property..

#### 7. Toxic Pits Cleanup Act Sites (Toxic Pits)

The TPCA is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste cleanup sites regulated pursuant to the California Toxic Pits Cleanup Act (Toxic Pits). The TPCA list is dated July 1995. The search radius for TPCA is one mile.

The subject property is not listed on the TPCA site list. There are no Toxic Pits sites located within one mile of the subject property.

#### 8. Solid Waste Information System (SWF/LF) Facilities

The SWF/LF is a California Integrated Waste Management Board (CIWMB) listing of all permitted active, inactive, or closed landfills. The SWF/LF list is dated September 2005. The search radius for SWF/LF is ½ mile.

The subject property is not listed on SWF/LF list. No SWF/LF site was located within ½ mile of the subject property.

#### 9. Spills, Leaks, Investigations, and Cleanup (SLIC)

The SLIC is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported spills, leaks, investigative activities, and/or cleanup actions. The SLIC list was published in October 2005. The search radius for SLIC list is ½ mile.

The subject property is not listed on the SLIC list. There are five SLIC sites within ½ mile of the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Sequel</i>	<i>2300 Central Expressway</i>	<i>900 feet NNE</i>	<i>Downgradient</i>
<i>Spectra Physics</i>	<i>2905 Stender Way</i>	<i>1,400 feet NW</i>	<i>Down- to crossgradient</i>
<i>Honeywell</i>	<i>3001 Stender Way</i>	<i>1,900 feet NNW</i>	<i>Downgradient</i>
<i>Electrogas</i>	<i>2901-3001 Coronado Dr.</i>	<i>2,000 feet NW</i>	<i>Down- to crossgradient</i>
<i>Varian</i>	<i>3100 Jay Street</i>	<i>2,600 feet NE</i>	<i>Down- to crossgradient</i>

Based on their distances from the property and their cross- to downgradient locations, these sites are not expected to impact the property.

#### 10. Leaking Underground Storage Tanks (LUST)

The LUST is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported leaking underground storage tanks. A site may be listed on LUST by reporting that the tank system(s) failed tank testing, that routine monitoring of tank system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface contamination. The LUST list is dated October 2005. The search radius for the LUST list is ½ mile.

The subject property is not listed on the LUST database. There are three LUST sites listed in the EDR report within ½ mile of the subject property. Two of the LUST sites are located more than a 1/4 mile from the property and are not expected to pose an environmental risk for the property. The remaining site is described below.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Pacific Maintenance</i>	<i>2294 Walsh Avenue</i>	<i>1,000 feet SE</i>	<i>Cross- to upgradient</i>

The LUST site is located cross to upgradient from the subject property, had groundwater impacts and received regulatory case closure. Based on its case closure and its distance from the property, this site is not expected to impact the subject property.

**11. Emergency Response Notification System (ERNS) List**

The Emergency Response Notification System (ERNS) list is a U.S. EPA maintained list of reported incidents that concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS list is dated December 2004. The search radius for ERNS is the subject property.

The subject site is not listed on the ERNS list.

**12. Resource Conservation and Recovery Act Information System (RCRIS) Generator List**

The RCRIS generators list is an US EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The sites listed in RCRIS Generator List have not necessarily released hazardous waste into the environment or pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days. Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring. The RCRIS Generator list is dated August 2005. The search radius for RCRIS generator list is ¼ mile.

The subject property was not listed as generators of hazardous waste. Two RCRA Generators are listed adjacent to the subject property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
<i>Sigmaform</i>	<i>2401 Walsh Avenue</i>	<i>Adjacent W</i>	<i>Crossgradient</i>
<i>Matsushita Electronic Components</i>	<i>2390 Walsh Avenue</i>	<i>Adjacent S</i>	<i>Upgradient</i>
<i>Revest Sciences</i>	<i>2378A Walsh Avenue</i>	<i>Adjacent S</i>	<i>Upgradient</i>

No violations were reported at these facilities. Based on the lack of violations, these facilities are not expected to impact the property.

**13. Registered Underground Storage Tank (UST) List**

The California Water Resources Control Board Underground Storage Tank Program maintains a list of registered underground storage tanks (UST) of the site area. The sites listed on the UST list have not necessarily released hazardous substances into the environment or pose environmental threat to the surrounding properties. Since Federal and California UST regulations require periodic monitoring for UST leakage and the immediate reporting of evidence of UST leakage, only those sites listed on leaking underground storage tanks (LUST) have the potential of environmental impact. The UST list is dated July 2005. The search radius for the UST lists is ¼ mile.

The subject property is not listed on the UST database. No adjacent properties are listed on the UST database.

**14. Hazardous Waste Information System (HAZNET) List**

The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year the State Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The HAZNET list is dated December 2003. The search radius for HAZNET is the subject property.

The property is not listed on the HAZNET list.

**15. California Oil and Gas Wells**

The California Oil and Gas Wells maps show oil, natural gas, and geothermal production wells located in the state of California. There are no oil or gas wells at the subject property. There are no oil and gas wells within a half mile of the subject property vicinity.

***Conclusions***

In summary, the agency database search found no recorded sites that may have impacted the subject property based on hydraulic gradient, site distance, regulatory status or contamination magnitude considerations.



## **VI. INFORMATION SOURCES**

### **A. HISTORICAL SOURCES**

#### **Aerial Photographs**

Pacific Aerial Surveys, Oakland, California:

2/25/54, AV129-5-13, 1:9,600  
8/22/60, AV385-6-9, 1:30,000  
4/21/66, AV710-14-40, 1:36,000  
8/11/71, AV1006-9-10, 1:12,000  
2/3/81, AV1905-9-11, 1:12,000  
7/1/84, AV2485-9-11, 1:12,000  
6/28/88, AV3324-9-14, 1:12,000  
7/11/94, AV4625-23-65, 12,000  
5/17/99, AV6400-24-71, 1:12,000  
3/23/05, KAV9010-102-23, 1:12,000

Terraserver.microsoft.com:

6/14/93, USGS, 1:3,600  
2/24/04, USGS, 1:3,600

#### **City Directories**

Santa Clara Public Library, 2635 Homestead Road, Santa Clara, California; (408) 615-2900:

1940  
1945  
1949-50  
1955  
1960  
1963  
1970  
1973  
1980  
1985  
1990-91  
1995-96  
2000-01  
2004

#### **Topographic Maps**

University of California at Berkeley Earth Sciences and Map Library, Berkeley, California - USGS, 7.5-Minute Livermore, California, Quadrangle topographic maps:

1993

#### **Sanborn Fire Insurance Maps**

EDR. None available

**B. Agency Databases**

National Priorities List, July 2005, United States Environmental Protection Agency (U.S. EPA).

Comprehensive Environmental Response, Compensation and Liability Act Information System, List-8, Site/Event Listing, September 2005, U.S. EPA.

Resource Conservation and Recovery Act (RCRA) Treatment Storage and Disposal (TSD) facilities list, August 2005, U.S. EPA.

Expenditure Plan for the Hazardous Clean-up Bond Act of 1984 and 1990, California Department of Health Services.

CalSites, August 2005, California Department of Toxic Substances Control (DTSC).

Active and Inactive/Closed Landfills List, September 2005, State of California Integrated Waste Management Board (CIWMB).

Hazardous Waste and Substances Site List, April 2001, California Office of Planning and Research.

Toxic Pits, July 1995, State Water Resources Control Board.

Leaking Underground Storage Tank Incident Reports, October 2005, State Water Resources Control Board.

Facility Index Database, October 1994, California EPA

Hazardous Substance Storage Container Database, October 1990, State Water Resources Control Board

Active Underground Storage Tank Facilities, July 2005, State Water Resources Control Board

Aboveground Petroleum Storage Tank Facilities, December 2003, State Water Resources Control Board

**C. Environmental Studies**

*Alquist-Priolo Special Studies Zones Act, Special Publication No. 42*, 1997, California Division of Mines and Geology

*Bulletin 118 - California's Groundwater*, 2003, California Department of Water Resources

*California Statewide Radon Survey*, 1990, California Department of Health Services

*Note 36 - California Geomorphic Provinces*, California Geological Survey

*Quaternary Geology of Santa Clara Valley, Santa Clara, Alameda, and San Mateo Counties, California*, 1994, USGS.

Flood Insurance Rate Map, Community Panel #0603500003D, January 20, 1999,  
Federal Emergency Management Agency

**D. ZONING & BUILDING**

City of Santa Clara Planning and Inspection Department, 1500 Warburton  
Avenue, Santa Clara, California, (408) 615-2450

**E. ENVIRONMENTAL HEALTH**

California Regional Water Quality Control Board, San Francisco Bay Region,  
1515 Clay Street, Suite 1400, Oakland, California (510) 622-2300

Santa Clara County Environmental Health, 1555 Berger Drive, Suite 300, San  
Jose, California, (408) 918-3400

**F. WATER QUALITY**

California Regional Water Quality Control Board, San Francisco Bay Region,  
1515 Clay Street, Suite 1400, Oakland, California (510) 622-2300

Santa Clara County Environmental Health, 1555 Berger Drive, Suite 300, San  
Jose, California, (408) 918-3400

**G. HAZARDOUS MATERIALS**

Santa Clara County Environmental Health, 1555 Berger Drive, Suite 300, San  
Jose, California, (408) 918-3400

Santa Clara Fire Department, 1675 Lincoln Street, Santa Clara, California, (408)  
615-4960

QA/QC



**ALLWEST  
PHASE I REPORT REVIEW  
QUALITY ASSURANCE CHECKLIST**

Project #: 25269.20 Prepared by: Ed MacDaniel

Project Address 2600-2880 San Tomas Expressway, Santa Clara, CA Date: 11/16/05

- A. To be completed by report writer and submitted with report to reviewer.  
B. To be independently verified by reviewer and filed in contract file.

**Reviewer**

1. Reason for report? Acquisition/Development X Disposition     

Foreclosure      Peer Review      Refinance      Other     

1A. If Acquisition/Development, go to Development QA/QC at conclusion of this form.

2. Was the entire interior accessed? yes X no     

2A. If not, state what areas were not observed.

2B. Are non-access areas stated in report? yes      no     

3. Was entire site perimeter accessed? yes X no     

3A. If not, state what areas were not observed?

3B. Are non-access areas stated in report? yes      no     

4. Do tenants utilize or store HAZMAT in quantities more than 55 gallons of a liquid, 200 lbs. of a solid or 500 cf. of gas? yes      no X

4A. If yes, HMBP Plan reviewed? yes      no     

5. Do tenants generate hazardous wastes? yes      no X

5A. If yes, industry waste audit reviewed? yes      no     

**Reviewer**

- 5B. List types and amount of wastes generated N/A X
- 5C. Are the wastes disposed/recycled following applicable RCRA manifesting protocols? yes no NA X na
6. Are there any physical signs of contamination on site, no matter how small?  
Spotting on parking lots yes X no no
- 6A. If yes, please specify regardless of quantity or volume. N/A X na
- 6B. If the staining is within a building or other concrete surfaces, what is the condition of flooring? N/A X na
7. Site photos reviewed by report reviewer? yes X no na
- 7A. Do site photos show all four sides of building?  
N X S X E X W X yes X no na
- 7B. Site sketch attached showing all salient on-site features and names, addresses and use of all adjacent properties? (mandatory) yes X no na
8. Are there monitoring or other types of wells on site? yes no X na
- 8A. Visual inspection verified by local water agency? yes X no na
9. Are there dry cleaners on site? yes no X na
- 9A. Have there ever been dry cleaners on site? yes no X na
- 9B. **IF YES, GO TO DRY CLEANERS QA/QC.**
10. Was asbestos part of the scope of work? yes no X na
- 9A. **IF YES, GO TO ASBESTOS QA/QC**
11. Age of structure: 1981-82 na
12. Does facility have a boiler? yes no X na
13. UST verification recommended (if building constructed prior to 1960)? yes no X na

Reviewer

14. Any indications of non-engineered fill materials on site? yes ☐ no ☒ JS  
If yes, is it addressed in report? yes ☐ no ☐
15. Were historic tenant lists reviewed? yes ☒ no ☐ JS
- 15A. Does property have business entrances on multiple streets? yes ☒ no ☐ JS
- 15B. If yes, please provide to reviewer your city directory research on both streets.
16. Any gaps between tenant history and age of building? yes ☒ no ☐ JS  
*explains in report*
- 16A. Explain gap, if existing.
17. Did historical tenants use hazmats? yes ☐ no ☒ JS
- 17A. If yes, were historical hazmat documents reviewed? yes ☐ no ☒ JS
- 17B. If not, why not?
- 17C. Industry waste audit reviewed? yes ☐ no ☒ JS
18. Property history research back to the year: 1954 JS
19. If site is vacant but formerly developed, do building plans show any indication of basements? yes ☐ no ☐ JS  
N/A ☒
20. Are there any special, local regulations that require testing prior to site development? yes ☐ no ☐ JS  
N/A ☒

21. Please check information sources reviewed: Fill in corresponding space for decade of document.

Pg #		10s	20s	30s	40s	50s	60s	70s	80s	90s	00s
<u>9</u>	Sanborn Maps	—	—	—	—	—	—	—	—	—	—
<u>7</u>	Building Plans/Permits	—	—	—	—	—	—	—	X	X	X
<u>8</u>	Fire Department Records	—	—	—	—	—	—	—	—	X	—
—	Local Hazmat/Cups	—	—	—	—	—	—	—	—	—	—
<u>7</u>	Aerial Photos	—	—	—	—	X	X	X	X	X	X
<u>8</u>	City Directories	—	—	—	—	—	—	—	—	—	—
<u>10</u>	Historic Topographic Maps	—	—	—	—	—	—	—	—	X	—
<u>12</u>	Sewer Discharge Permits	—	—	—	—	—	—	—	—	—	X
<u>19</u>	Department Oil & Gas (oil wells)	—	—	—	—	—	—	—	—	—	X

21A. Explain source materials not reviewed.

NA

no sewer discharge permits for the site, FD is the CUPA

22. Were off-site concerns located during the property inspection?  
(mandatory)

yes X no —

23. Does "off-site concerns" Table stating the number of sites concur with the number stated in the narrative description in both Executive Summary and Section H?

yes X no —

24. Do recommendations made in the text of the report agree with those made in the Environmental Issues Matrix?

yes X no —

25. Date of database correct (QA/QC reviewed)?

yes X no —

25A. Does reference section indicate correct dates of data sources?

yes X no —

26. Figures reviewed for locational accuracy?

yes X no —

N/A

27. Does the report need to be written to a particular client/lender's scope and format?

yes X no X

Lender: Black Rock

27A. Please attach scope and guidance documents as applicable.

Reviewer



27B. Does report conform to those guidelines?

yes ☒ no ☐

N/A ☒

27C. Does lender need reference on Title page?

yes ☒ no ☐

N/A ☒

27D. Does lender need specific "Reliance Language"?

yes ☐ no ☒

N/A ☒

28. Is a PCA/PML report also being conducted for this project?

yes ☐ no ☒ 92

N/A ☐

28A. If yes, has basic property data been corroborated between project managers?

yes ☐ no ☒ 92

N/A ☒

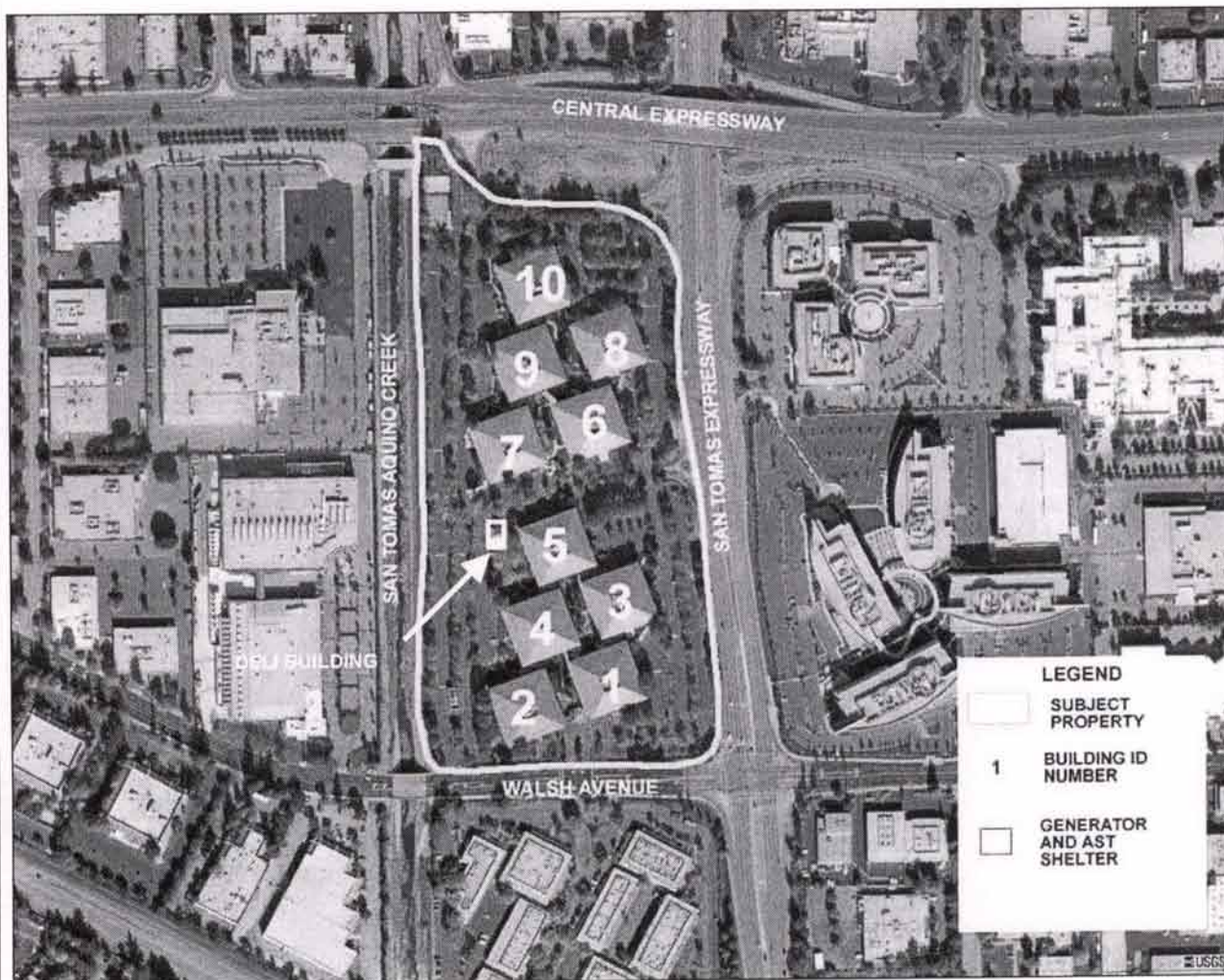
Approved for client receipt?

yes ☒ no ☐ 92

Reviewer Signature: 

Date: 11/21/05

# PHOTOGRAPHS



## AERIAL PHOTOGRAPH



AllWest Environmental, Inc.  
530 Howard Street, Suite 300  
San Francisco, California 94105  
Phone: 415/391-2510  
Fax: 415/391-2008

Scale: 1:3,600  
Date: 2/27/2004  
Photo ID No. USGS (via  
terraserver.microsoft.com)

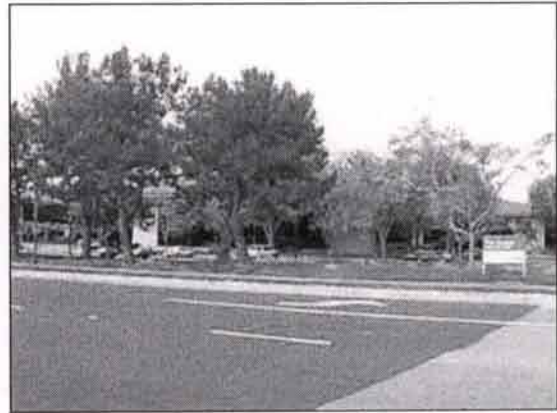
N↑

Site Name: San Tomas Business Park  
2600-2880 San Tomas  
Expressway  
Santa Clara, California

Project Number: 25269.20



View of the subject property from the southeast  
(1 of 3)



View of the subject property from the southeast  
(2 of 3)



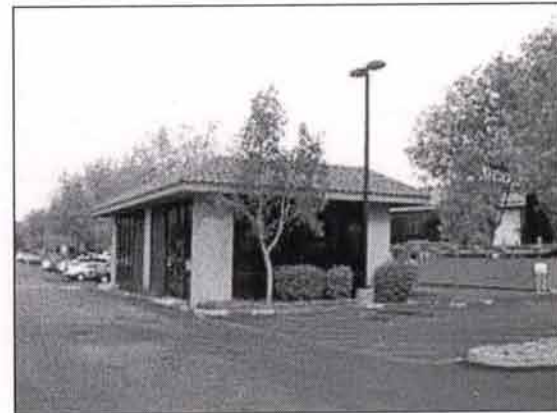
View of the subject property from the southeast  
(3 of 3)



View of a typical office building on the  
property



View of the Café Building on the property

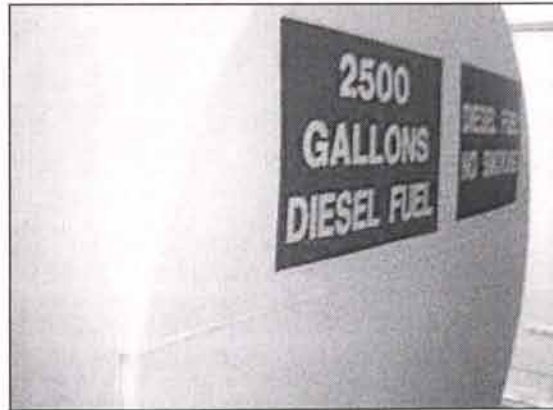


View of the emergency generator shelter at  
Building 2

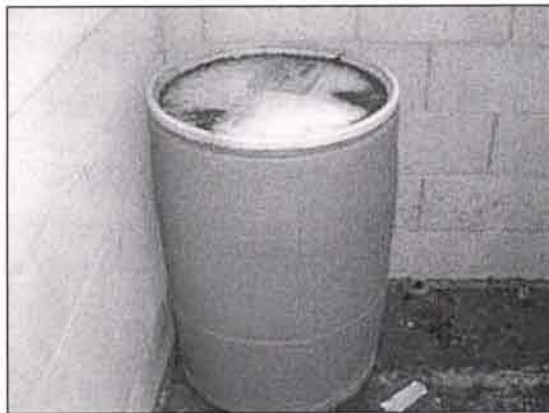




View of the generators



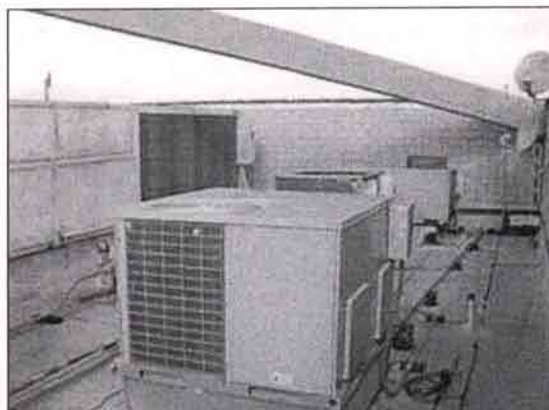
View of the diesel AST for the generators



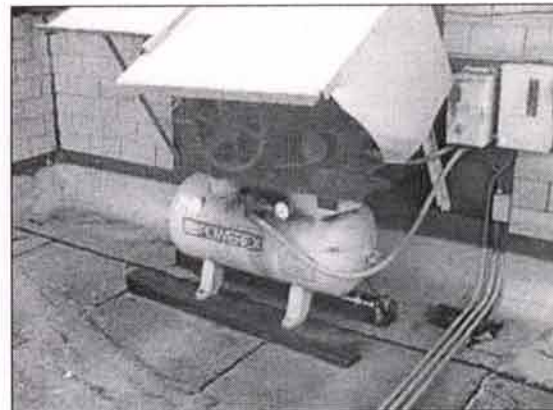
View of the spill kit for the AST



View of typical elevator equipment at the property



View of typical roof mounted HVAC units at the property



View of a typical HVAC compressor



View of typical dry chemical transformers on the property



View of typical office space on the property



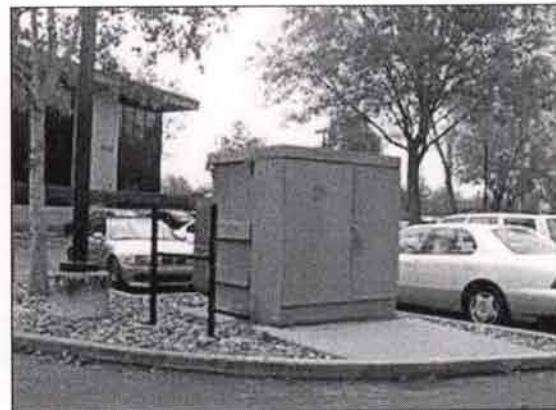
View of a typical flammables storage cabinet on the property



View of a typical water heater on the property



View of the property management storage container



View of a typical pad-mounted transformer on the property



View of San Tomas Aquino Creek immediately  
west of the property



AllWest Environmental, Inc.

Specialists in Physical Due  
Diligence and Remedial Services

530 Howard Street, Suite 300  
San Francisco, CA 94105  
Tel. 415 391-2510  
Fax 415 391-2008

## **ENVIRONMENTAL SITE ASSESSMENT**

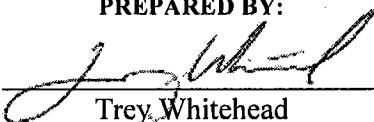
**2400 Condensa Street  
Santa Clara, CA**

### **PREPARED FOR:**

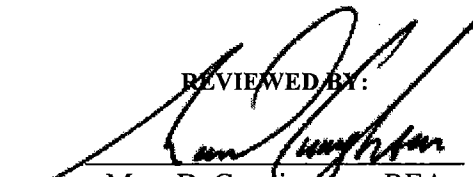
**Harvest Properties  
2200 Powell Street, Suite 210  
Emeryville, CA 94608**

**ALLWEST PROJECT 27205.20  
September 6, 2007**

### **PREPARED BY:**

  
Trey Whitehead  
Project Manager

### **REVIEWED BY:**

  
Marc D. Cunningham, REA  
President





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## APPENDICES

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<b>APPENDIX B:</b>	<b>Chronological Listing of Site Environmental Documents 1989 - 2007 &amp; 1989 Soil &amp; Groundwater Assessment</b>
<b>APPENDIX C:</b>	<b>1992 Soil Remediation Plan/SFRWQCB Site Closure Letter</b>
<b>APPENDIX D:</b>	<b>1996 McLaren Hart Phase I Assessment</b>
<b>APPENDIX E:</b>	<b>2001 Lumenis HMBP &amp; 2007 AllWest Subsurface Assessment</b>
<b>APPENDIX F:</b>	<b>Authorization for Reliance and General Conditions</b>



## ENVIRONMENTAL SITE ASSESSMENT

2400 Condensa Street  
Santa Clara, California

### I. EXECUTIVE SUMMARY

AllWest has completed an environmental site assessment of the real property and building referenced above. This assessment was performed in accordance with the scope and limitations of 40 CFR Part 312 Standards and Practices for All Appropriate Inquiry; Final Rules and in general conformance with ASTM E1527-05. Any data gaps, exceptions to or deletions from these practices are described in Section III of this report.

*This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.*

AllWest visited the property on Tuesday, August 28, 2007. Mr. Patrick Radford, representative of Coherent, provided site access but did not accompany AllWest on the visit. All exterior and interior areas of the property were accessed during the site visit.

The rectangular, 11 acre (479,160 SF) subject property was developed in 1970 with a roughly rectangular, manufacturing/industrial building expanded in 1978 to its current dimensions. The building contains approximately 300,000 square feet and occupies 30 percent of the property with paved parking north and southeast of the structure.

The subject building is comprised of a one-story high-bay warehouse with two-story office portions. There is a loading dock on the south side of the building adjacent to an area of outside storage, aboveground storage tanks of various uses, HVAC equipment, water softening systems, two trash compactors and a diesel powered generator. No hazardous materials were noted (used or stored) at the site.

Surrounding property land use can be characterized as a mix of small commercial, research and development, and manufacturing/industrial type buildings.

AllWest did not observe any physical evidence of underground storage tanks (USTs) at the site, such as vent pipes, fill ports, or fill covers.

Based our review of regulatory agency files/lists and site visit, there is no evidence that the site soil or groundwater of the property is contaminated due to a site specific hazardous materials release.

AllWest evaluated historic site hazardous materials use and waste generation by reviewing previous environmental reports, municipal and regulatory agency documentation. Memorex was the site's original tenant (1970- 1980) and used the property for manufacturing and industrial purposes. Due to the absence of environmental regulation there is scant historical record on hazardous material use. Building department plans indicate a sump or scale pit, a mixing room, floor drains, a coating room, waste lines and four above ground solvent storage tanks were utilized by Memorex at the subject property. The site was orchard lands prior to building construction in 1970.

Tenants occupying the site after Memorex include 3COM (1989 - 1992) and Adobe (1992-1996). McLaren's 1996 Phase I Assessment notes hazardous materials use by 3COM and Adobe as small volume. McLaren's report included hazardous materials business plans from 3COM and stated that Adobe's hazardous materials use was limited to photographic fixers and developers.

Coherent took site occupancy in 1997 and immediately leased the premises to Lumenis until 2007. The building is now vacant. According to an unpublished 2007 summary evaluation of site groundwater conditions, Lumenis used the building for research and development and as a sales service center for medical laser products.

The subject property has been the subject of intensive soil, soil gas, groundwater monitoring assessments and quarterly groundwater monitoring events since 1989 conducted by reputable environmental consultants retained by Fortune 500 Companies.

Each consultant focused on a potential release of hazardous materials, specifically petroleum hydrocarbons, heavy metals and after 1996, solely, volatile organic compounds (VOCs) that may have been discharged during Memorex's tenancy. Nine groundwater monitoring wells, 17 soil gas vapor points, more than 25 geoprobe locations have been sampled since 1989. With the exception of a gasoline surface spill that resulted in the remedial excavation of approximately 175 cubic yards of hydrocarbon impacted soil in 1993 and the identification of Trichloroethene (TCE) at approximately 100 parts per billion (ppb) in groundwater samples collected from MW - 8, located at the property's hydraulically up gradient south central property line, concentrations of VOCs and common environmental contaminants have not been identified.

As detailed in our September 5, 2007 subsurface investigation (Appendix H), AllWest collected soil and groundwater samples from seven locations hydraulically up and downgradient of MW - 8. VOCs were not detected in any soil sample analyzed, indicating surface releases at the property are not a likely source of the VOCs detected at the property.

The chlorinated solvent TCE was detected in 5 groundwater samples collected with the highest concentration, 120 ppb, near the property's southern property line. AllWest's soil and groundwater sampling data confirms Delta's assertion the detected TCE is from an off-site source.

AllWest's groundwater sample data was compared to Environmental Screening Levels propagated by the San Francisco Bay - Regional Water Quality Control Board (RWQCB) in their February 2005 document *Screening for Environmental Concerns at Site With Contaminated Soil and Groundwater*. Under most circumstances, the presence of a chemical at a concentration below the corresponding ESL can be presumed to not pose a significant risk to human health and the environment.

Detected TCE contaminant levels are below their respective ESLs for groundwater and vapor intrusion.

To evaluate off-site environmental concerns, AllWest reviewed a site specific Environmental Data Resources (EDR) report which searched agency lists/databases for recorded sites within the industry standard search radii. The subject property was not listed on the EDR environmental database report. No violations concerning hazardous materials use and storage at the site were on file at the Santa Clara County Environmental Health Division (SMCEHD) or Santa Clara Fire Department (SCFD). No recorded sites were identified that may have impacted the subject property based on hydraulic gradient, site distance, regulatory status or contamination magnitude considerations.

## **II. SPECIFIC CONCLUSIONS**

AllWest has conducted an environmental assessment in accordance with 40 CFR Part 312; All Appropriate Inquiry for the subject property and in general conformance with ASTM E1527-05. We have not identified conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property from the site's current land use activities land use activities. The site's current land use has a low probability of impacting its soil and groundwater resources.

Site soils at the property's southern extent were impacted by a surface release of petroleum hydrocarbons sometime prior to 1980. Remedial activities were conducted with the full knowledge of the SFRWQCB which provided a No Further Action letter in 1993.

Subject property groundwater is impacted by low levels of the industrial solvent TCE by an off-site, up gradient source. Groundwater data collected since 1997 shows the plume is stable and localized at the up gradient property boundary with contaminant levels unlikely to require active remediation.

## **III. SCOPE OF WORK AND LIMITATIONS**

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with AllWest's August 2007 proposal, with respect to the property located at 2400 Condensa Street, Santa Clara, California. This assessment was performed in general accordance 40 CFR Part 312 Standards and Practices for All Appropriate Inquiry; Final Rules and in

general conformance with ASTM E 1527 - 05 Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process, except as set forth in the proposal. The work conducted by AllWest is limited to the services agreed to with Harvest Properties. No other services beyond those explicitly stated should be inferred or are implied.

The objective of this Environmental Site Assessment was to evaluate the subject site for conditions indicative of a release or threatened release of hazardous substances on, at, in or to the property. AllWest's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in the location of the subject site at the time of our investigation. This warranty is in lieu of all other warranties, expressed or implied.

Our professional judgment regarding the potential for environmental impacts is based on limited data and our investigation was not intended to be a definitive investigation of contamination at the site. Unless specifically set forth in our proposal, the scope of work did not include groundwater, soil sampling or other subsurface investigations, a strict compliance audit of the site, or a review of the procedures for hazardous material use, waste storage or handling prior to disposal, or for personnel safety and health training and monitoring procedures, analyzes of radon, formaldehyde, lead paint, asbestos and other hazardous materials or indoor air quality, occupational health and safety or wetlands surveys.

The purpose of conducting a Phase I Environmental Assessment is to assess the subject site for conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property resulting from its current, historic and surrounding land use activities. As noted in *40 CFR Part 312* Environmental Assessments are purely qualitative with conclusions drawn from a multitude of sources as evaluated by the environmental professional using professional judgement. Since soil and groundwater data are typically not generated during assessment activities report conclusions such as "the site is clean" or alternatively "the site is contaminated" cannot be provided.

Recognizing the limitations of the Phase I methodology AllWest assesses the potential for site contamination using a four tier probability scale designated as:

Very Low - 1-5 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

Low - 10% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

Moderately Low - 20 - 30 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

Moderate - greater than 30% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

As defined above these terms are used throughout the report.

Entities relying on the report should realize that uncertainty of site environmental condition can be further reduced via soil and groundwater sampling. While this option certainly costs additional monies and extends the assessment's time frame, it also quantitatively documents site conditions which can facilitate future disposition or re-finance activities.

Regarding any subsurface investigation, sampling undertaken or subsurface reports reviewed, our opinions are limited to only specific areas and analytes evaluated and AllWest is not accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized. AllWest does not warrant or guarantee the subject property suitable for any particular purpose, or certify the subject site as clean or free of contamination. As with any assessment, it is possible that past or existing contamination remains undiscovered.

The professional opinions set forth in this report are based solely upon and limited to AllWest's visual observations of the site and the immediate site vicinity, and upon AllWest's interpretations of the readily available historical information, interviews with personnel knowledgeable about the site, and other readily available information. Consequently, this report is complete and accurate only to the extent that cited reports, agency information and recollections of persons interviewed are complete and accurate.

The opinions and recommendations in this report apply to site conditions and features as they existed at time of AllWest's investigation. They cannot necessarily apply to conditions and features of which AllWest is unaware and has not had the opportunity to evaluate. Future regulatory modifications, agency interpretations, and/or policy changes may also affect the compliance status of the subject property. AllWest has made no attempt to address future financial impacts to the site (e.g., reduced property values) as a result of potential subsurface contaminant migration.

**DATA GAPS:** AllWest has made a good faith effort to obtain information required by 40 CFR Part 312 to formulate a professional opinion. Instances where data gaps occur are detailed within our report with an opinion as to whether the information void is significant impacting our ability to identify conditions indicative of a release or potential release of hazardous substances. In general, if a data gap is identified by AllWest it will be discussed in the report's conclusion section with a recommendation for additional work as necessary.

This Phase I Environmental Assessment was prepared for the sole and exclusive use of Harvest Properties its lenders, partners, affiliates and assigns, the only intended

beneficiaries of our work. This Report is intended exclusively for the purpose outlined herein and the site location and project indicated and is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. The scope of services performed in execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of the user. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

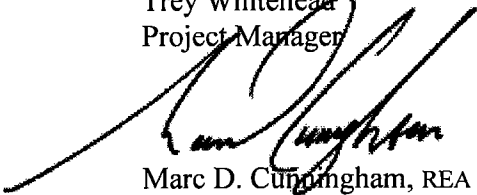
#### **IV. ENVIRONMENTAL PROFESSIONAL'S DECLARATION**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Trey Whitehead  
Project Manager



Marc D. Cunningham, REA  
President

V. ENVIRONMENTAL ISSUES MATRIX										
2400 Condensa Street, Santa Clara, California										
AllWest Project 27205.20										
ON-SITE ISSUES	LOCATED	REGULATORY COMPLIANCE	MSDS	HAZMAT PERMITS	O&M PROGRAM	REPAIR	WITHIN ½ MILE	WITHIN 1 MILE	RECOMMENDED ACTION	REFER TO PAGE
55-Gallon Drums	No									
Above Ground Tanks	Yes	Yes							Have tanks properly disposed of if use is no longer planned	25
Underground Tanks	No									
Evidence of Material Discharge/Release	No									
Transformers (PCBs)	No									
Hazardous Materials	No									
Hazardous Wastes	No									
Asbestos Fireproofing	OSW									
Asbestos Bulk Insulation	OSW									
Asbestos Walls & Ceilings	OSW									
Asbestos Floors	OSW									
Air Quality Issues	No									
Radon	No									
Alquist/Earthquake Zone	No									
Historical Contamination	No									
OFF-SITE ISSUES										
CERCLIS/NPL Sites							Yes		None	
RCRA TSD Facilities							No		None	
DTSC Envirostor (Cal-Sites / Toxic Pits)							Yes		None	31
SLIC List							Yes		None	
LUST							Yes		None	35
Sensitive Ecological Areas							Yes		None	22
NOTES: OSW = Outside Scope of Work										



## **VI. SURVEY FINDINGS**

### **A. GENERAL INFORMATION**

1. **PROPERTY ADDRESS:** The property is sited approximately 0.75 miles south of Highway 101, on the south side of Condensa Street, east of Northwestern Parkway, south of Central Expressway and identified with the street address of 2400 Condensa Street, Santa Clara, California. The site location is shown within the attached EDR® report contained in Appendix A.
2. **ASSESSORS PARCEL NUMBER:** According to the Santa Clara County Assessor's Office, the property is identified with assessor's parcel number (APN) 216-28-128. Further searches for the property with the City of Santa Clara indicated the parcel historically was identified with the APN 216-28-049. Santa Clara County's Assessor's office had no information for this APN.
3. **ZONING:** According to the Santa Clara Planning Department, the property is zoned ML, light industrial, which specifies light industrial and office use. All of the surrounding properties are similarly zoned.
4. **FACILITY/SITE DESCRIPTION:** AllWest visited the property on Tuesday, August 28, 2007. Mr. Patrick Radford, representative of Coherent, provided site access but did not accompany AllWest on the visit. All exterior and interior areas of the property were accessed during the site visit.

The rectangular, 11 acre (479,160 SF) subject property was developed in 1970 with a roughly rectangular, manufacturing/industrial building with expansion in 1978 adding additional area to bring it to its current dimensions. The building contains approximately 300,000 square feet and occupies 30 percent of the property with paved parking occupying the north portion and southeast corner. The subject building contains a one-story high-bay warehouse with two-story office portions. There is a loading dock on the south side of the building adjacent to an area of outside chemical storage, aboveground storage tanks of various uses, HVAC equipment, water softening systems, two trash compactors and a diesel powered generator that has a capacity of 336 gallons of fuel.

5. **CURRENT USE OF PROPERTY BY TENANT(S):** The property is vacant.

6. **INTERVIEWS WITH PRESENT PROPERTY OWNER(S):** Prior to AllWest's site inspection we forwarded a questionnaire to Mr. Awais Mughal of Harvest Properties to collect information on past uses and ownerships of the property.
7. **HISTORICAL USE OF PROPERTY:** Historical documents in the form of aerial photographs, Sanborn Fire insurance maps, topographic maps, city directories, building records, prior Phase I and soil/groundwater investigation studies were reviewed by AllWest to evaluate past land use activities at the site. AllWest attempted to review historical documents as far back in time as the property contained structures or the property was used for agricultural, residential, commercial, industrial or governmental purposes and used professional judgement to determine the extent of historical research.

Aerial photographs were obtained from Pacific Aerial Surveys in Oakland, California, covering the following years: 1954, 1960, 1971, 1980, 1990, and 2005. Sanborn Fire Insurance maps were requested from EDR®, however no coverage for the area exists. EDR provided a City Directory Search for the site area, dating from 1922 to 2001.

USGS topographic maps dated 1953, 1961, 1968, 1973, and 1980 (San Jose West, California Quadrangle) were viewed at the University of California– Berkeley website for Historical Topographic Maps of California. A review of building permits and fire prevention permits and records was conducted through the City of Santa Clara offices. The California State Water Resources Control Board's (SWRCB) GeoTracker website was also researched. There were no files for the site maintained by the SWRCB. A chain-of-title search was not performed for the property.

#### Aerial Photos

1954: Condensa Street is not present. The property is in use as an orchard.

1960: No significant changes to the property were noted.

1971: Condensa Street is present and the property is developed with the former Memorex facility. The larger portion of the building is not present; parking for the site is limited to one lot in the property's northwest corner. The orchard trees noted in prior photos remain in the north, east and southwest property sector.

1980: The building is developed in its current state. Parking has been added just to the east of parking onsite seen in the prior photo. Trees are present in the north- and south east of the property.

1990: The building is unchanged. Parking has been added farther east of the prior addition and the trees are no longer present.

2005: Parking has been expanded to the north and added on the southeast corner of the property. Present-day landscaping is present.

#### Sanborn Fire Insurance Maps

The Sanborn Map Company of New York produced maps for urbanized areas in the late 1800s to mid-1900s to underwrite potential fire hazards. The maps depict individual buildings and provide descriptive information on building construction materials, hazardous materials and the property's general use. No maps depicting the site or its surroundings were located by EDR.

#### Topographic Maps

The property is located at an elevation of approximately 45 feet above mean sea level (U. S. Geological Survey "San Jose West, California" 7.5 Minute Topographic Quadrangle, 1980). The current building is present on the site in this map, as are orchards on the east portion of the site. The 1973 map shows the prior Memorex facility with orchards; the 1953, 1961 and 1968 maps depict the site as covered with orchards.

#### City Directories

City directories from 1922 to 2002 were obtained by EDR for the property address. In 2001, the property is listed as "Coherent Medical Group."

AllWest's assessment of the site's current use encountered data gaps in the absence of directory listings for prior tenants. This data gap is not significant and does not diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property based on other data sources reviewed including prior soil and groundwater investigations performed at the site discussed below in Sections IV A. 10 and IV G. 2.

### Municipal Agency Files

A review of building permits and fire prevention permits and records for the property address was conducted through the City of Santa Clara's permit center. The building's permit history for the property dates from 1970 when a permit for the construction of a 'manufacturing building' was issued to Memorex. In 1978, Memorex was issued a permit to 'erect [an] industrial warehouse.' This would configure the building to the present layout. Various permits filed for the site from the 1970's to 2006 were for electrical, mechanical, and remodeling purposes.

AllWest reviewed records related to hazardous materials at the City of Santa Clara Fire Department. No evidence of prior USTs was noted at the site. A review of 3 Com and Adobe Systems' Hazardous Materials Business Plans were provided in a 1996 Phase I ESA performed by McLaren Hart. According to the report, the 3 Com used various forms of Freons, alcohols, nitromethane, methylene chloride and petroleum oil glycerides; Adobe used photographic fixers and developers as well as a corrosive material.

### Summary of Historical Land Use

The property was undeveloped and used as orchards from prior to the 1950's until 1970 when Memorex constructed a building onsite that was later expanded to the current structure in 1978. Based on AllWest's historical research, the site was occupied by Memorex, 3 Com, Adobe, Condensa and Lumenis from 1970 until 2007.

AllWest's assessment of the site's historical land use activities encountered data gaps in the form of the lack of listings in City Directories for prior tenants. However, this does not diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property based on information obtained from prior reports for the site, which will be discussed in Sections A. 10 and G. 2. A search for environmental liens did not disclose documentation that suggests the site is encumbered by a land use restriction caused by a release of hazardous substances. As such, it is not considered a significant data gap.

#### 8. CURRENT USE OF THE SURROUNDING PROPERTY:

Surrounding property land use can be characterized as a mixture of small commercial, research and development, and manufacturing/industrial. Neighboring properties to the site include the following:

North: Condensa Street and then the Central Expressway.

East: Immediately adjoining the subject property is the San Tomas Creek.

South: Immediately adjoining the subject property is the Walsh Research Center addressed from 2401 to 2403 Walsh Avenue. These buildings are occupied by Auctor Corporation (2401) and Computer Access Technologies (2403).

West: The following buildings are adjoining the property and addressed on Northeastern Expressway:

- 2895 - Building for lease;
- 2801 to 2875 - Pro Works (type of business unknown);
- 2775 - Redwood City Electric, a retail electrical systems design company.

There was no visible or documented evidence that current operations at adjoining properties represent a significant environmental concern to the property.

9. HISTORICAL USE OF THE SURROUNDING PROPERTY:

AllWest reviewed the previously referenced aerial photographs, Sanborn Fire Insurance Maps, topographic maps, and city directories to assess the historical land use in the immediate site area.

Aerial Photos

1950: Surrounding properties are orchards. San Tomas Creek is present.

1960: No apparent changes are noted in the surrounding properties.

1971: No apparent changes are noted in the surrounding properties. Central Expressway is present, as is Northwestern Parkway.

1980: The buildings to the west of the subject property are observable. The building at 2403 Walsh Ave. to the south is present.

1990: No apparent change in the surrounding properties was noted.

2005: The building at 2401 Walsh Ave. to the south is present. No apparent change in the surrounding properties was noted.

### Sanborn Fire Insurance Maps

The Sanborn Map Company of New York produced maps for urbanized areas in the late 1800s to mid-1900s to underwrite potential fire hazards. The maps depict individual buildings and provide descriptive information on building construction materials, hazardous materials and the property's general use. No maps depicting the site or its surroundings were prepared for the property according to EDR.

### Topographic Maps

The area surrounding the property varies in elevation from approximately 45 feet above mean sea level to the north, west and east up to 50 feet above mean sea level to the south (U. S. Geological Survey "San Jose West", California" 7.5 Minute Topographic Quadrangle, 1980). All current buildings are present on the map in the surrounding area in the 1980 topographic map with the exception of 2401 Walsh.

### City Directories

City directories from 1922 to 2002 were obtained by EDR for addresses surrounding the property. The adjacent properties have been small commercial, research and development, and manufacturing/industrial from 1975 until 2002.

### Summary of Historical Surrounding Area Land Use

Sites in the immediate area of the property have been used for small commercial, research and development, and manufacturing/industrial from 1975 until present day.

AllWest's assessment of the property's current and historic surrounding land use did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the property.

10. **PREVIOUS REPORTS:** As part of our assessment AllWest reviewed several previous environmental investigations detailing environmental conditions at the property. Reviewed documents tallied 47 in total and also included correspondence between site owners, consultants, real estate brokers and other interested parties. A complete index of prior site reports is provided in Appendix B. Reviewed documents were categorized as follows:

- Summary Evaluations;
- Groundwater Investigations;
- Groundwater Monitoring Reports;
- Phase I Assessments;
- Other

Four primary consultants have worked at the site since 1989. They are:

Kleinfelder - (1989 - 1994) - Reports focus on site soil and groundwater assessment(s), groundwater well installation, hydrocarbon impacted soil remediation. Kleinfelder was 3-COM's environmental consultant.

McLaren Hart - (1996) - Phase I Assessment and Addendum. McLaren was Coherent's consultant.

Pacific Environmental Group/Delta Environmental Consultants - (1996 - 2007) - Soil gas, soil and groundwater assessments, quarterly groundwater monitoring. Pacific/Delta, more specifically Lee Dooley CHG, (initially worked at Pacific and then Delta) was/is Coherent's environmental consultant.

Abbreviated summaries of primary reports are presented below.

*Phase I Environmental Assessment, Unisys Master Trust Property, 2400 Condensa Street, Santa Clara, CA , December 11, 1996, Prepared for Coherent Inc., by McLaren/Hart.*

This well researched report provides insight to subject property environmental conditions during Adobe's site occupancy, reviews historic hazardous materials use by current and previous site tenants and discusses off-site concerns. The report notes the property was orchard land until 1970 when the eastern portion of the subject property site building was constructed by Memorex. McLaren's report notes that between 1971 and 1979 four above ground tanks (ASTs) were visible on reviewed aerial photographs. The building's western portion was constructed by 1978. ASTs were not visible in the 1980 air photograph.

Tenants occupying the site after Memorex include 3COM (1989 - 1992) and Adobe (1992- 1996). The subject site building was largely vacant during McLaren's site inspection. The report notes hazardous materials use by 3COM and Adobe as small volume (pg 4-3). The report included hazardous materials business plans from 3COM and observed that

Adobe's hazardous materials use was limited to photographic fixers and developers (pg 4-3).

The report is largely silent on hazardous materials use and waste generation during Memorex's occupancy, due to the likely absence of regulatory mechanisms requiring the submittal of now routine compliance documents. Kleinfelder's 1989 - 1994 reports are extensively reviewed (pgs 4-7 thru 4-11). Kleinfelder was retained by 3COM prior to their tenancy to determine the presence and extent of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and heavy metals in soil and groundwater near an abandoned solvent storage area. Ultimately Kleinfelder determined that VOC and petroleum hydrocarbon groundwater contamination was not a concern. A gasoline surface spill resulted in site soil contamination that was addressed via soil excavation with the case closed by the Regional Board in 1993.

McLaren's report concluded that "information regarding the locations of former operations conducted within the building which involved chemical handling was not readily ascertainable and that an undocumented hazardous materials release may have occurred. Subsurface sampling and analysis would be necessary to further address this potential issue".

*Addendum to December 11 Phase I Environmental Assessment, Unisys Master Trust Property, 2400 Condensa Street, Santa Clara, CA , December 23, 1996, Prepared for Coherent Inc., by McLaren/Hart.*

For undisclosed reasons McLaren Hart did not review a PEG soil gas vapor survey and geoprobe groundwater assessment of the subject property in their Phase I report (summarized above). The PEG report scopes of works and sampling data are described in this addendum. The addendum concludes that "investigation methods utilized in the soil vapor & groundwater assessments would be expected to have detected the presence of significant concentrations of chemicals in the areas and media investigated. On - site groundwater sampling and lab analysis from locations surrounding and/or inside the building would be necessary to more definitively assess whether groundwater beneath the building has been impacted by VOCs as a result of past operations."

*Environmental Assessment Report, 2400 Condensa Street Site, Santa Clara, CA, April 25, 1989, Prepared for 3-Com Corporation, by Kleinfelder.*



*Report For Findings of Additional Site Investigation Activities, 2400 Condensa Street, Santa Clara, CA, September 28, 1992, Prepared for 3-COM Corporation, By Kleinfelder.*

*Summary of Work to Date and Recommendations and Cost Estimate for Proposed Phase IV Work at 3-COM Corporation, 2400 Condensa Street, Santa Clara, CA, September 30, 1992, by Kleinfelder.*

*Summary of Phases IV and V Work to Date and Analytical Results of Sampling at 3COM, October 14, 1992, by Kleinfelder.*

*Report of Findings of Site Investigation Activities and Work Plan for Soil Remediation, 3COM Corp., 2400 Condensa Street, Santa Clara, CA, November 3, 1992, Submitted to the SF Regional Water Quality Control Board, by Kleinfelder.*

*Request for Closure: Site Soil Remediation of Hydrocarbon Contamination Near the Fire Metering Station, 2400 Condensa Street, Santa Clara, CA, December 14, 1992, Submitted to the SF Regional Water Quality Control Board, by Kleinfelder.*

*Destruction of Three Monitoring Wells, 2400 Condensa Street, Santa Clara, CA, November 9, 1994, by Kleinfelder.*

This series of reports was initiated by 3-COM prior to their site tenancy in 1989. Kleinfelder was specifically tasked with assessing the extent of potential soil and ground water contamination from hydrocarbons and heavy metal in the vicinity of an abandoned solvent storage area at the subject property.

The 1989 assessment included the installation of three monitoring wells, collection of soil samples from the monitoring well borings and groundwater samples from the wells. The monitoring wells were placed hydraulically down gradient of the former above ground solvent tank(s) location.

A key finding from the 1989 report was that groundwater samples collected down gradient of the former solvent ASTs did not contain detectable levels of VOCs (pg 15). The report is produced in this report's Appendix B. Kleinfelder recommended follow up assessment work for discolored soil collected near the fire metering station.

Kleinfelder's six ensuing reports detail expanded soil and groundwater assessment activities and remedial work focused on 45 cubic yards of hydrocarbon impacted soils apparently from a surface spill near the fire metering station. Groundwater samples were collected from the site's three wells in September 1992 did not detect VOCs (9/28/1992 report, pg 5).

Kleinfelder also provided a rationale for the installation of only 3 monitoring wells at the property in 1989 " During the 1989 site assessment, there was no data to suggest the presence of soil or ground water contamination at the site, so only three wells were installed. Installation of the three wells was considered acceptable as a means of acquiring information to confirm the (non) existence of soil or ground water and to accurately assess ground water flow direction and gradient. No additional wells have been installed at the site because no contaminants of concern have been detected in ground water samples collected from the existing wells (9/28/1992 report, pg 9)."

Kleinfelder's November 3, 1992 letter report to the SFRWQCB details the hydrocarbon remedial work and notes the volume of affected soil is minor and ground water is not impacted. Kleinfelder submitted the soil remediation work plan to qualify for site closure at a future date.

The SFRWQCB issued a site closure letter for the hydrocarbon impacted soils on August 24, 1993. (provided in Appendix D).

*Phase II Site Investigation, 2400 Condensa Street, Santa Clara, CA, November 14, 1996, prepared for Coherent, Inc. by Pacific Environmental Group.*

*Phase III Site Investigation, 2400 Condensa Street, Santa Clara, CA, December 9, 1996, prepared for Coherent, Inc. by Pacific Environmental Group.*

*Groundwater Investigation, 2400 Condensa Street, Santa Clara, CA, July 8, 1997, prepared for Coherent, Inc. by Pacific Environmental Group.*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, Jan 18, 1999, prepared for Coherent, Inc. by Pacific Environmental Group. (Contain sample data from 5/1997, 6/1998 & 9/1998).*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, March 23, 2000, prepared for Coherent, Inc. by Pacific Environmental Group (Contains sample data from 10/1999 & 2/2000).*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, November 7, 2000, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 9/2000).*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, February 22, 2001, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 1/2001).*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, August 20, 2001, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 7/2001).*

*Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, July 3, 2007, prepared for Coherent, Inc. by Delta Environmental (sample data from 6/2007).*

Pacific Environmental Group (PEG) was retained by Coherent to acquire additional soil and groundwater quality data for the subject property prior to their occupancy. PEG also conducted a long term groundwater monitoring program for 4 wells located in the southern half of the site.

PEG's Phase II soil vapor and Phase III geoprobe groundwater monitoring assessment failed to identify VOCs at the property indicative of a significant release of hazardous materials by either Memorex or 3-COM.

PEG's quarterly groundwater sampling program conducted in earnest between 1997 and 2001 identified an apparent off-site hydraulically up-gradient source of low levels TCE and daughter products in site groundwater in the area of the south - central property boundary. Sample data from June 2007 further confirmed historical trends. Only MW - 8 contained detectable levels of VOCs, with TCE measured at 100 ppb.

## **B. PHYSICAL CHARACTERISTICS**

1. **TOPOGRAPHY:** The property is located at an elevation of approximately 45 feet above mean sea level (U. S. Geological Survey "San Jose West, California" 7.5 Minute Topographic Quadrangle, 1980). The property and near vicinity slope very gently to the north-northwest.

2. **VEGETATION:** The site is paved with the exception of landscaping in the mid-east portion of the site. Trees are planted in a grid pattern throughout the parking area in the north. The fence along the south and west boundary is intertwined with bushes and flowers.
3. **SOILS:** The building and parking lot cover approximately 85 percent of the property's area.

Lithological data collected during the advancement of seven geoprobe borings at the property's southern extent indicate site soils consist of interbedded silty clay, sand, and gravel. Soils in the upper ten feet were predominately fine grained sediments of silty clay. Below ten feet the fine grained sediments became interbedded with sands and gravels. Moisture content increased with depth.

Woodward - Clyde (WC) conducted a geotechnical investigation for additions and modifications to the existing property in December 1996. They advanced 4 soil bores in the northeast and eastern portion of the site. WC's boring logs did not indicate any olfactory or visual indication of environmental contamination. WC indicated fill materials (lean clays) are found on the property's east side to a depth of approximately 3.5 feet.

4. **GEOLOGY:** The subject property is located in the Santa Clara Valley, a northwest-southeast trending structural basin that is bound on the southwest by the San Andreas Fault Zone and the Santa Cruz mountains and on the northeast by the Hayward and Calaveras Faults and the Diablo Range. Surficial alluvial deposits composed of weakly consolidated, irregularly-bedded gravels sands, silts and clays exist beneath the site.

AllWest reviewed the 1994 USGS map *Quaternary Geology of Santa Clara Valley, Santa Clara, Alameda, and San Mateo Counties, California*. Reportedly, the subject property vicinity is underlain by Quaternary aged basin deposits.

Based on available geologic literature, no active fault traces traverse the subject property or surrounding areas.

5. **HYDROLOGY:** Groundwater was measured at an approximate depth of 11 feet below the ground surface at the property's southern extent. Groundwater monitoring reports published between 1992 and 2007 groundwater flows to the northeast.

The nearest surface water to the site is San Tomas Creek, located along the site's east perimeter. There are no water reservoirs at the subject property. The site does not fall under the requirements of the National Pollutant Discharge Elimination System (NPDES).

### **C. NATURAL HAZARDS**

1. **SEISMICITY:** Based on available geologic literature, no active fault traces traverse the subject property. The property is not located within an Alquist-Priolo Special Study Zone for fault rupture hazard. The closest Special Study zones are the Hayward Fault Zone located approximately 10 miles east, and the San Andreas Rift Zone located approximately 8 miles west from the subject property (California Division of Mines and Geology, Special Publication 42, 1997). The primary seismic hazard for this property is strong ground shaking and possible liquefaction, induced by earthquakes generated along active faults in the region.

2. **RADON:** AllWest has located no records of radon sampling being conducted at the subject property. Outgassing of radon has not been identified as a problem in the City of Santa Clara. The USEPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

Based on the radon region and non-residential use of the property, radon is not a significant environmental concern.

3. **SENSITIVE ECOLOGICAL AREAS:** Sensitive ecological areas include wetlands, rivers or creeks, marsh areas, and land dedicated for open space. A review of the San Jose West, California Quadrangle topographic map indicates the site is located adjacent to the San Tomas Creek.
4. **FLOODING:** According to Federal Emergency Management Agency (FEMA) Flood Insurance Map - Community Panel #0603500003D, dated January 20, 1999, the property lies in Flood Zone B, defined as 'Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by

levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.' The San Tomas Creek is listed as Flood Zone A4, referring to 'Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.'

5. **MASS WASTING:** No physical evidence of mass wasting, such as landslides or ground subsidence, was observed at the property.
6. **METHANE:** No known methane issues were reported for the property.

#### **D. SITE CHARACTERISTICS**

1. **PARKING:** Asphalt paved parking is provided in the northern and southeast portions of the property.
2. **ROADWAYS:** The property is bordered and accessed with driveways by Condensa Street to the north.
3. **FENCES:** A fence perimeters the property along the east, south and west.
4. **OUTSIDE STORAGE:** There are no areas of outside storage on the property.
5. **EASEMENTS:** No known easements are on the property, except for public utilities.
6. **WELLS:** According to the Santa Clara Valley Water District, no known wells are on the property. Four groundwater monitoring wells were observed at the property in the area of the historical hydrocarbon spill, the area of the ASTs, and in the southwest corner of the property.
7. **SUMPS:** No sumps were observed at the property during our site visit. McLaren Hart's 1996 Phase I report noted a 3'x3'x9' sump in the concrete AST containment area covered with a steel plate and lift pump. Soil and groundwater samples collected between 1989 and 2007 have not detected environmental contaminants that would indicate a release from the sump.
8. **CATCH BASINS:** Storm drains were observed in the parking areas.
9. **PONDS:** No ponds or other natural bodies of water are located at the property.

10. **SEWAGE SYSTEM:** The property is connected to the local municipal sewer system.
11. **POTABLE WATER SYSTEM:** Potable water is provided to the site by municipal sources.
12. **WASTE WATER SYSTEMS:** No waste water system was observed at the property. No historical permits for waste water treatment at the property were located.
13. **POWER DISTRIBUTION SYSTEMS:** Electricity is provided to the property by the City of Santa Clara through underground wires. One Santa Clara-owned pad-mounted transformer was observed on the subject property and labeled as 'Non-PCB.' No staining or evidence of leakage was noted on or in the vicinity of the transformer.

**E. ASBESTOS, MOLD & HAZARDOUS MATERIALS IN FACILITY AND OPERATIONAL SYSTEMS**

1. **BUILDING STRUCTURE AND MATERIALS:** The property is developed with a two-story office/laboratory building and a one story warehouse (appear as one structure) built in 1970 and expanded in 1978. The building is constructed of wood with steel reinforced beams and contains approximately 300,000 gross square feet and occupies approximately 30 percent of the property.

The floor in the warehouse portion of the building is finished with vinyl floor tiles. The remaining areas are finished with drywall, acoustical ceiling tiles, carpeting, ceramic tiles, vinyl sheeting flooring, vinyl floor tiles and vinyl baseboards.

**ASBESTOS:** As part of this environmental assessment, AllWest inspected the building premises for suspect asbestos-containing materials (ACM) such as floor coverings, ceiling and wall materials, bulk insulation and fireproofing. The observed suspect ACM included acoustical ceiling tiles, drywall and joint compound assemblies, vinyl floor tiles and mastic, vinyl sheet flooring and mastic, carpet mastic and fireproofing in the various office areas and the warehouse portion of the building. The materials appeared to be in good condition.

According to a 1996 memo included in a letter from La Salle Advisors to CPS, 20,671 square feet of vinyl asbestos was removed from the building

and also noted the presence of potentially asbestos containing fireproofing was present. AllWest did not observe fireproofing at the site.

MOLD: AllWest observed interior areas of the site structures for the presence of significant presence of mold. AllWest did not note obvious olfactory indications of the presence of mold but did observe obvious indications of water damage in various ceiling tiles throughout the building. No bulk sampling of suspect surfaces was conducted as part of this assessment.

2. **MECHANICAL AND HVAC SYSTEMS:** The heating, ventilation, and air conditioning (HVAC) systems consist of roof mounted, packaged units.
3. **BUILDING EQUIPMENT:** No building equipment was observed at the site.
4. **INDUSTRIAL EQUIPMENT:** Hydraulic elevators are present in the building and two hydraulic trash compactors are in the southeast corner of the building. No staining or leaks were noted in either area.

**F. TOXIC AND FLAMMABLE MATERIALS, COMPRESSED GASES, AND PETROCHEMICALS**

1. **MANUFACTURE/USE:** The site was occupied by Memorex beginning in 1970 and used for manufacturing according to building permit records. The nature of their operations could not be determined. According to McLaren Hart's 1996 Phase I report, 3Com used the site as storage of computer networking equipment; Adobe Systems used the site for computer software testing, packaging and storage. Coherent and Lumenis conducted research and development of laser medical devices.
2. **STORAGE:** Hazardous materials and waste were not observed at the site; however storage cabinets for flammable materials were abandoned in the building. Cabinets were labeled and indicated they formerly stored various alcohols and acetone

Records review at the City of Santa Clara Fire Department yielded the most recent Hazardous Materials Business Plan for Coherent Medical Group (2001). A copy of the plan is attached as Appendix F.

Historic site use of hazardous materials were characterized by McLaren's ESA as small volume.



3. **DISPOSAL:** No evidence of current on-site disposal of toxic, inflammable or hazardous materials was observed at the subject property.
4. **UNDERGROUND STORAGE TANKS:** No evidence of underground storage tanks (USTs), such as vent pipes and fill ports, were observed at the property.
5. **ABOVEGROUND STORAGE TANKS:** Four aboveground storage tanks (ASTs) were observed at the property in the southeast corner of the building in a concrete containment area. One 336 gallon diesel containing AST was used to fuel a generator. Two ASTs were not labeled but appeared to be used for storage of chemicals for water softening and one gas containing cylinder was noted. No records of ASTs were found in the files at the City of Santa Clara Fire Department.

According to McLaren Hart's 1996 Phase I ESA, Memorex utilized four 'solvent' ASTs from approximately 1970 to 1979, but could not ascertain their specific contents. Subsurface investigations, described in this report, did not detect a release of hazardous materials from the AST.

#### **G. POLLUTION SOURCES, CONTROLS AND TREATMENT**

1. **AIR:** The property has not been recorded as a source of air pollution by any regulatory agency. No olfactory evidence of potential air pollution sources was noted at the property during the site inspection.
2. **SOIL & GROUNDWATER:** The subject property is not a recorded source of soil and groundwater contamination.

Site soils at the rear of the property near the former fire meter (see Kleinfelder report, Figure 2, provided Appendix D) were impacted by a surface spill of gasoline sometime prior to 1992. As described in Kleinfelder's November 3, 1992 letter report to the San Francisco Regional Water Quality Control Board approximately 175 cubic yards of contaminated soils was removed from the property. Groundwater was not impacted with petroleum hydrocarbon nor VOCs. The SFRWQCB granted site closure on August 24, 1993.

The subject property has been the subject of intensive soil, soil gas, groundwater monitoring assessments and quarterly groundwater monitoring events since 1989 conducted by reputable environmental consultants retained by Fortune 500 Companies. Appendix B provides a

roster of site related environmental documents. Section VI A 10. above reviewed the primary site documents.

Previous groundwater assessments have targeted VOCs as the primary chemical of concern. The site's original tenant, Memorex, utilized 4 ASTs for solvent storage at the property's south end. Kleinfelder installed three groundwater monitoring wells (MW - 1, 2, 3) in 1989 hydraulically up and down gradient of the the former ASTS and analyzed groundwater on a least two occasions between 1989 and 1992 for VOC impact. No VOCs were detected by Kleinfelder.

PEG on behalf of Coherent installed six monitoring wells (MW - 4,5,6,7,8,9) in 1997 and subsequently sampled and analyzed groundwater samples for VOCs. With the exception of MW - 8 and on one occasion MW- 7 which detected low levels of TCE and daughter products no VOCs have been detected. Groundwater monitoring was regularly conducted between 1997 and 2001. Groundwater samples collected in 2007 confirm previous results; no VOCs detected except at MW - 8.

Concentrations of TCE detected in groundwater samples collected from MW-8 have varied from an initial low of 31 micrograms per liter (ug/L) (equivalent to parts per billion [ppb]) in May of 1997 to a high of 120 ppb in August 2000. Since 2000, levels have dropped slightly and remained consistent at approximately 100 ppb.

As detailed in our September 5, 2007 subsurface investigation (Appendix E), AllWest collected 7 groundwater samples from locations hydraulically up and downgradient of MW - 8. Four soil and seven "grab" groundwater samples collected from the site were forwarded to a certified laboratory and analyzed for VOCs per EPA Method 8260. VOCs were not detected in any soil sample analyzed indicating surface releases at the property are not a likely source of the VOCs detected at the property.

The chlorinated solvent TCE was detected in 5 of 7 groundwater samples collected, with the highest concentration near the southern property line of the property. Two "breakdown" or bio-degradation products of TCE; trans-1,2-DCE and cis-1,2-DCE were detected at low concentrations in 3 of 7 groundwater samples. The detection of these "daughter" products indicate bio-degradation of the TCE is occurring albeit at a low rate.

Groundwater sample data was compared with Environmental Screening Levels propagated by the San Francisco Bay - Regional Water Quality Control Board (RWQCB) in their February 2005 document *Screening for*

*Environmental Concerns at Site With Contaminated Soil and Groundwater.* Under most circumstances, the presence of a chemical at a concentration below the corresponding ESL can be presumed to not pose a significant risk to human health and the environment.

The maximum concentrations of TCE, 120 ppb, trans-1,2-DCE, 7.2 ppb and cis-1,2-DCE, 6.4 ppb were compared to ESL values for groundwater where groundwater is not considered a drinking water source. The ESLs for the three solvents detected are 360 ppb, 590 ppb and 590 ppb, therefore concentration of solvents detected are below their ESLs. The ESLs are based on the assumption the groundwater discharges to a marine or estuary surface water system.

The maximum concentrations of the three solvents in groundwater were also compared to their ESL for vapor intrusions levels into buildings to assess risk to occupants of the facility. The vapor intrusion ESLs for the three constituents are 530 ppb, 6700 ppb and 6200 ppb and are well above the levels detected; therefore vapor intrusion is not considered a risk to future site occupants.

The source of the TCE detected at the up gradient property boundary is unknown, but a release from an upgradient offsite source located south of the southern property line is highly likely. As exhibited in groundwater data since 1989 there is no indication the TCE is from a subject property specific hazardous material release. The TCE impact appears localized.

It is reasonable to presume concentrations of TCE and its daughter products in groundwater will decline over time through the processes of bio-degradation, volatilization, dispersion, and dilution.

Based on the our review of available data AllWest assesses the potential for site soil or groundwater contamination from current and historical site activities as low. TCE contamination identified at the subject property emanates from an unidentified off-site concern.

AllWest was provided information regarding the relationship of the property's purchased price to its fair market value. There is no apparent difference between the property's purchase price and its fair market value.

3. **SOLID WASTE:** No evidence of on-site solid waste generation or disposal was observed at the site.

4. **HAZARDOUS WASTE:** No hazardous wastes were observed generated or stored on the property during the AllWest visit.

## **H. OFF-SITE ENVIRONMENTAL CONCERNS**

To address off-site environmental concerns as provided by federal, tribal, state and local government records and recorded environmental clean-up liens. AllWest contracted the services of Environmental Data Resources, Inc (EDR®). The purpose of the records search was to assess the potential presence of hazardous substance contamination at the property as a result of activities conducted on the subject site and properties within the ASTM designated search distances. A list of the state and federal regulatory databases searched, summary of findings, and detailed records are presented in Appendix A.

The property was listed on the following databases:

**RCRA-SQG** The RCRIS-SQG list is an US EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The sites listed in RCRIS SQG have not necessarily released hazardous waste into the environment or pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days. Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring.

**FINDS** Maintained by the USEPA, the Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

**HAZNET** The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year the State Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing

approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The search radius for HAZNET is the subject property.

**EMI** The California Air Resources Board maintains the Emissions Inventory Data list which compiles toxics and criteria pollution emissions data collected by the CARB and local air pollution agencies. The list publication date is December 31, 2004. The search radius for the EMI list is the subject property.

One hundred and fifty-three regulatory listed sites were identified by EDR® as being within the approximate minimum search distance from the property. These sites are listed in Appendix A and their respective locations identified by number in Appendix A's Figures. Some map locations shown on the Figures refer to more than one site, and some sites are listed multiple times in the EDR® report. EDR® listed forty-one orphan sites (sites whose address is poorly inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distance. However, AllWest used other sources of information, when possible, to locate and evaluate the orphan sites listed by EDR®, and one orphan site is believed to be located within the search radius. The sites identified by EDR® are tabulated below.

**Table 2**  
**Regulatory Database Search Summary**

Regulatory List	Search Radius	Number of Sites
NPL	1 mile	4
CERCLIS	½ mile	4
CERCLIS/NFRAP	½ mile	6
RCRA-CORRACTS	1 mile	3
RCRIS-TSD	1/4 mile	1
EnviroStor	1 mile	18
Toxic Pits	1 mile	None
State Landfills (SWF/LF)	½ mile	None
SLIC	½ mile	9
LUST	½ mile	13
ERNS	Site & Adjoining	None
RCRA-SQG	Site & Adjoining	11
Registered USTs (UST)	Site & Adjoining	None
HAZNET	Site & Adjoining	None (Site Listed)
Oil & Gas Wells	Site & Adjoining	None

**1. U.S. Environmental Protection Agency: National Priority List (NPL)**

The NPL is an U.S. Environmental Protection Agency (USEPA) database listing of the United States worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between the U.S. EPA and potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current U.S. EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP). The list publication date is April 2007.

The search radius for NPL is one-mile. The property is not listed on NPL. There are four NPL sites within one-mile of the property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Gradient</u>
<i>Intel Corporation</i>	<i>2880 Northwestern Pkwy</i>	<i>947 feet W</i>	<i>Crossgradient</i>
<i>Applied Materials Incorporated</i>	<i>3050 Bowers Ave.</i>	<i>1,576 feet WNW</i>	<i>Cross/downgradient</i>
<i>Synertek, Inc. (Building 1)</i>	<i>3050 Coronado Blvd.</i>	<i>1,442 feet NW</i>	<i>Downgradient</i>
<i>Intel Magnetics</i>	<i>3000 Oakmead Village Dr.</i>	<i>3,400 feet W</i>	<i>Cross-gradient</i>

Of these sites, Intel is the closest but is cross-gradient. The remainder of the sites are located more than a 1/4 of a mile from the property and are hydraulically cross- to downgradient. Based on the distances and their position relative to the property, these sites are not considered to pose an environmental risk to the site.

## 2. **U.S. Environmental Protection Agency: Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)**

The CERCLIS (Active) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS report also contains financial information from the SCAP. The CERCLIS list was last published in February 2007.

The search radius for CERCLIS is 1/2 mile. The property is not listed on CERCLIS. There are 4 CERCLIS sites within one-mile of the property.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Gradient</u>
<i>Intel Corporation</i>	<i>2880 Northwestern Pkwy</i>	<i>947 feet W</i>	<i>Crossgradient</i>
<i>Applied Materials Incorporated</i>	<i>3050 Bowers Ave.</i>	<i>1,576 feet E</i>	<i>Crossgradient</i>
<i>Synertek, Inc. (Building 1)</i>	<i>3050 Coronado Blvd.</i>	<i>1,442 feet NW</i>	<i>Downgradient</i>
<i>Integrated Device Technology</i>	<i>2880 Northwestern Pkwy</i>	<i>2,151 feet NNW</i>	<i>Cross/Downgradient</i>

Based on the distances and their position relative to the property, these sites are not considered to pose an environmental risk to the site.

**3. U.S. Environmental Protection Agency: CERCLIS Archive -No Further Remedial Action Planned Sites**

The No Further Remedial Action Planned report (NFRAP) database, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Active database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration. The list publication date is March 2007.

The search radius for NFRAP is the property. The property is not listed on NFRAP. There are 6 NFRAP sites within ½ mile of the property. Based on their status, these sites are not considered to be an environmental risk to the property.

**4. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action (CORRACTS) Facilities**

The RCRIS CORRACTS contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The list publication date is March 2007. The following information is included within the CORRACTS:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by Federal and state agencies;
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties; and
- Information pertaining to corrective actions undertaken by the facility or U.S. EPA.

The search radius for CORRACTS is one mile. The property is not listed on CORRACTS. There are 3 CORRACTS sites within 1 mile of the property. Two of these sites are hydraulically downgradient of the site. The remaining site, Bayday Chem, is located 2,410 feet southeast of the property and has been given a low corrective action status. Based on the sites listed, their status and distance does not represent an environmental risk to the subject property.



**5. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities**

The RCRIS-TSD is a U.S. EPA listing of facilities that were permitted under RCRA to perform on-site treatment, storage, or disposal of hazardous wastes. The list publication date is June 2006. The sites listed in RCRIS-TSD do not necessarily pose an environmental threat to the surrounding properties because the TSD permit imposes stringent monitoring and reporting requirements. The following information is also included in the RCRIS TSD database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by federal and state agencies; and
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties.

The search radius for RCRIS-TSD is ½ mile. The property is not listed as a RCRIS-TSD facility. There are no RCRIS-TSD sites located within ½ mile of the property.

**6. California Department of Toxic Substances Control (DTSC): EnviroStor Sites**

The EnviroStor database is a DTSC listing of sites under investigation that could be actually or potentially contaminated and that may present a possible threat to human health and the environment. The list publication date is May 2007. The search radius for EnviroStor is one mile.

The property is not listed on the EnviroStor list. There are 18 EnviroStor site located within one mile of the property. Of these sites, two are hydraulically upgradient from the site.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Gradient</u>
<i>Santa Clara Circuits</i>	<i>1881 Martin Ave.</i>	<i>3,975 feet SE</i>	<i>Upgradient</i>
<i>Technical Coatings</i>	<i>1000 Walsh Ave.</i>	<i>4,803 feet ESE</i>	<i>Upgradient</i>

Due to the distance of these sites to the property, they are unlikely to have impacted the property's soil and groundwater resources.

**7. California Department of Toxic Substances Control: Toxic Pits Cleanup Act Sites (Toxic Pits)**

The TPCA is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste cleanup sites regulated pursuant to the California Toxic Pits Cleanup Act (Toxic Pits). The list publication date is July 1995. The search radius for TPCA is one mile.

The property is not listed on TPCA site list. There are no TPCA sites within one mile of the property.

**8. California Integrated Waste Management Board: Solid Waste Information System (SWF/LF) Facilities**

The SWF/LF is a California Integrated Waste Management Board (CIWMB) listing of all permitted active, inactive, or closed landfills. The list publication date is June 2007. The search radius for SWF/LF is ½ mile.

The property is not listed on SWF/LF list. There are no SWF/LF sites within ½ mile of the property.

**9. California Regional Water Quality Control Board: Spills, Leaks, Investigations, and Cleanup (SLIC)**

The SLIC is a California RWQCB listing of sites that have reported spills, leaks, investigative activities, and/or cleanup actions. The list publication date is March 2007. The search radius for SLIC list is ½ mile.

The property is not listed on the SLIC list. There are 9 SLIC sites listed within ½ mile of the property. Of these sites, 6 are downgradient of the site; the remaining 3 are cross gradient. Based on the location of these sites and their distance, they are unlikely to have impacted the property's soil and groundwater resources.

**10. California Regional Water Quality Control Board: Leaking Underground Storage Tanks (LUST)**

The LUST list is a California RWQCB listing of sites that have reported leaking underground storage tanks. A site may be listed on LUST by reporting that the tank system(s) failed tank testing, that routine monitoring of tank system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface

contamination. The list publication date is March 2007. The search radius for the LUST list is one-half mile.

The property is not listed on the LUST list. There are 13 LUST sites listed in the EDR report within ½ mile of the property. These listings are duplicates of 5 total sites, 3 of which are listed as 'Case Closed.' The upgradient sites listed are:

<u>Facility</u>	<u>Address</u>	<u>Location/Direction</u>	<u>Flow direction</u>
Intel Corporation	2625 Walsh Ave.	947 feet W	Upgradient
Pacific Maintenance Co.	2294 Walsh Ave.	1,576 feet E	Upgradient

These sites are listed as 'Case Closed' and as such are not expected to have impacted the soil or groundwater resources at the property and are not considered a significant environmental concern to the property.

**11. U.S. Environmental Protection Agency: Emergency Response Notification System (ERNS) List**

The Emergency Response Notification System (ERNS) list is a U.S. EPA maintained list of reported incidents that concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The list publication date is December 2006. The search radius for ERNS is the property and adjoining properties.

The property is not listed on the ERNS list. There are no listed ERNS incidents which occurred on sites adjoining to the property.

**12. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Generators List**

The RCRIS Generators list is an US EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The list publication date is February 2006. The sites listed in RCRIS Generators list have not necessarily released hazardous waste into the environment or pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days.

Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring. The search radius for RCRIS Generators list is the site and adjoining properties.

The property is listed as a RCRIS Generators site. No RCRIS Generator sites were identified to be adjoined to the property.

**13. California Water Resources Control Board: Registered Underground Storage Tank (UST) List**

The California Water Resources Control Board Underground Storage Tank Program maintains a list of registered underground storage tanks (UST) of the site area. The list publication date is July 2007. The sites listed on the UST list have not necessarily released hazardous substances into the environment or pose environmental threat to the surrounding properties. Since Federal and California UST regulations require periodic monitoring for UST leakage and the immediate reporting of evidence of UST leakage, only those sites listed on leaking underground storage tanks (LUST) have the potential of environmental impact. The search radius for the UST list is the subject site and adjoining properties.

The property is not listed as a UST site. No UST sites were identified to be adjoined to the property.

**14. California Department of Toxic Substances Control: Hazardous Waste Information System (HAZNET) List**

The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year by the DTSC. The list publication date is December 2005. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The search radius for HAZNET is the site and adjoining properties.

The property is not listed as a HAZNET site. No HAZNET sites were identified to be adjoined to the property.

**15. California Oil and Gas Wells**

The California Oil and Gas Wells shows oil and natural gas production wells located in the State of California.

According to the 1994 Munger Map, no oil or gas wells are at or adjoining to the property. No oil and gas wells are within a half-mile of the property vicinity.

## **Summary**

Although the agency database search found no sites that may have impacted the groundwater beneath the property, there is an apparent hydraulically up-gradient source of TCE found in site groundwater.

AllWest's search for recorded environmental clean-up liens and reviews of federal, tribal, state and local government records did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

## **VI. INFORMATION SOURCES**

### **A. HISTORICAL SOURCES**

#### **Aerial Photographs**

Pacific Aerial Surveys, Oakland, California, photographs from 1954, 1960, 1971, 1980, 1990 and 2005 were reviewed.

#### **Sanborn® Fire Insurance Maps**

No Sanborn coverage available.

#### **City Directories**

EDR® City Directories, August 2, 2007, 1922 through 2002.

#### **Topographic Maps**

San Jose West, California 7.5' Topographic Quadrangle Maps from 1953, 1961, 1968, 1973, and 1981, U.S. Geological Survey viewed at University of California, Berkeley's Historic Topographic Maps of California - San Francisco Bay Area.  
Website: <http://sunsite.berkeley.edu/histopo/>

### **B. AGENCY DATABASES**

EDR® Radius Map Report, August 2, 2007, Environmental Data Resources, Inc., Milford, Connecticut

- National Priorities List, April 2007, United States Environmental Protection Agency (U.S. EPA).

- Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS), February 2007, U.S. EPA.
- Corrective Action Report (CORRACTS), March 2007, U.S. EPA.
- Resource Conservation and Recovery Information System (RCRIS), March 2007, U.S. EPA.
- Emergency Response Notification System (ERNS), December 2006, U.S. EPA.
- EnviroStor Database, May 2007, California Department of Toxic Substances Control (DTSC).
- Solid Waste Information System SWF/LF (SWIS), June 2007, State of California Integrated Waste Management Board (CIWMB).
- Hazardous Waste Information System (HAZNET), December 2005, California Environmental Protection Agency.
- Leaking Underground Storage Tank Information System (LUST), March 2007, State Water Resources Control Board.
- Active UST Facilities (UST), April 2007, State Water Resources Control Board.

### **C. ENVIRONMENTAL STUDIES**

Alquist-Priolo Special Studies Zones Act, Special Publication No. 42, 1997, California Division of Mines and Geology.

California Statewide Radon Survey, 1990, California Department of Health Services.

Seismic Hazard Zone Report for the San Jose West Quadrangle, California Geological Survey, 2003.

[http://gmw.consrv.ca.gov/SHMP/download/evalrpt/oakw\\_eval.pdf](http://gmw.consrv.ca.gov/SHMP/download/evalrpt/oakw_eval.pdf)

California's Groundwater, Bulletin 118, 1975, California Department of Water Resources.

Flood Insurance Rate Map, Community Panel #0603500003D, dated January 20, 1999, Federal Emergency Management Agency (FEMA).

Geology of the Northern California, Bulletin No. 190, 1966, California Division of Mines and Geology.

Geologic of California, Norris and Webb, 1990, John M. Wiley & Sons

**D. ZONING & BUILDING**

City of Santa Clara Planning and Community Environment Department,  
[http://www.ci.santa-clara.ca.us/plan\\_inspection/pl\\_index.html](http://www.ci.santa-clara.ca.us/plan_inspection/pl_index.html)

**E. FIRE & ENVIRONMENTAL HEALTH**

City of Santa Clara Fire Department, 1675 Lincoln Drive, Santa Clara, California,  
(480) 615-4960

Santa Clara County Environmental Health Department, <http://lustop.sccgov.org/>

**F. WATER QUALITY**

State Water Resources Control Board (SWRCB) GeoTracker Website:  
<http://www.geotracker.swrcb.ca.gov/>

Santa Clara County Environmental Health Department, <http://lustop.sccgov.org/>

**G. HAZARDOUS MATERIALS**

City of Santa Clara Fire Department, 1675 Lincoln Drive, Santa Clara, California,  
(480) 615-4960

**H. PREVIOUS REPORTS**

Environmental Assessment Report, 2400 Condensa Street Site, Santa Clara, CA, April 25, 1989, Prepared for 3-Com Corporation, by Kleinfelder.

Report For Findings of Additional Site Investigation Activities, 2400 Condensa Street, Santa Clara, CA, September 28, 1992, Prepared for 3-COM Corporation, By Kleinfelder.

Summary of Work to Date and Recommendations and Cost Estimate for Proposed Phase IV Work at 3-COM Corporation, 2400 Condensa Street, Santa Clara, CA, September 30, 1992, by Kleinfelder.

Summary of Phases IV and V Work to Date and Analytical Results of Sampling at 3COM, October 14, 1992, by Kleinfelder.

Report of Findings of Site Investigation Activities and Work Plan for Soil Remediation, 3COM Corp., 2400 Condensa Street, Santa Clara, CA, November 3, 1992, Submitted to the SF Regional Water Quality Control Board, by Kleinfelder.

Request for Closure: Site Soil Remediation of Hydrocarbon Contamination Near the Fire Metering Station, 2400 Condensa Street, Santa Clara, CA, December 14, 1992, Submitted to the SF Regional Water Quality Control Board, by Kleinfelder.

Destruction of Three Monitoring Wells, 2400 Condensa Street, Santa Clara, CA, November 9, 1994, by Kleinfelder.

Phase I Environmental Assessment, Unisys Master Trust Property, 2400 Condensa Street, Santa Clara, CA, December 11, 1996, Prepared for Coherent Inc., by McLaren/Hart.

Addendum to December 11 Phase I Environmental Assessment, Unisys Master Trust Property, 2400 Condensa Street, Santa Clara, CA, December 23, 1996, Prepared for Coherent Inc., by McLaren/Hart.

Phase II Site Investigation, 2400 Condensa Street, Santa Clara, CA, November 14, 1996, prepared for Coherent, Inc. by Pacific Environmental Group.

Phase III Site Investigation, 2400 Condensa Street, Santa Clara, CA, December 9, 1996, prepared for Coherent, Inc. by Pacific Environmental Group.

Groundwater Investigation, 2400 Condensa Street, Santa Clara, CA, July 8, 1997, prepared for Coherent, Inc. by Pacific Environmental Group.

Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, Jan 18, 1999, prepared for Coherent, Inc. by Pacific Environmental Group. (Contain sample data from 5/1997, 6/1998 & 9/1998).

Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, March 23, 2000, prepared for Coherent, Inc. by Pacific Environmental Group (Contains sample data from 10/1999 & 2/2000).

Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, November 7, 2000, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 9/2000).

Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, February 22, 2001, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 1/2001).



Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, August 20, 2001, prepared for Coherent, Inc. by Pacific Environmental Group (Sample data from 7/2001).

Groundwater Monitoring Report, 2400 Condensa Street, Santa Clara, CA, July 3, 2007, prepared for Coherent, Inc. by Delta Environmental (sample data from 6/2007).

F:\AllWest\Projects\2007\ESA\27205.20 Condensa\ESA report.wpd